

INTEL LIGENT IN SIGHT

RECOGNISING
10 YEARS OF
INTELLIGENT
INSIGHT

GLENNY DATABOOK Q1 2017

WELL PLACED
PROPERTY ADVISORS

ESSEX | EAST LONDON | NORTH LONDON & HERTFORDSHIRE | SOUTH EAST LONDON & KENT

GLENNY

WELL PLACED FOR UNRIVALLED REGIONAL KNOWLEDGE

MARKET COMMENTARY

Welcome to the latest Databook, which in itself represents somewhat of a Glenny landmark as it's the 10th Anniversary edition of our publication. And what a turbulent 10 years it has been, with the most severe financial crisis since the 1930s and the UK electorate voting to leave the European Union.

Despite these unprecedented events, our market has remained comparatively robust. There have been fluctuations over the period but in general, the market has fared well. Our latest research shows that rents are continuing to rise strongly, with prime rental growth across the region averaging 7.4% in the industrial sector and 11.5% in offices over the past 12 months.

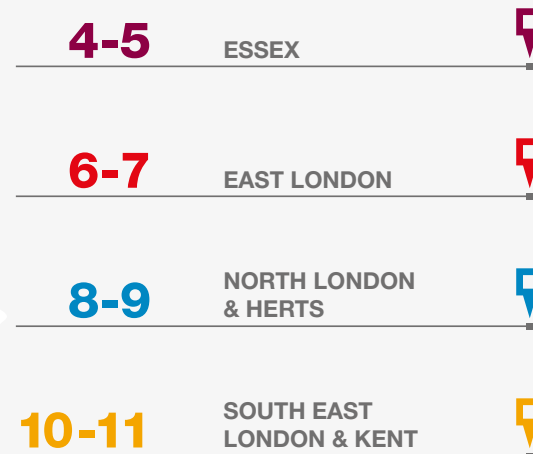
Supply remains our major concern, with office availability down to 5.0% of total stock and industrial availability at a staggeringly low 2.4%.

This has prompted a number of occupiers to commit to pre-lets and last year saw Amazon signing up to 2.2m sq ft of warehousing at London Distribution Park in Tilbury, whilst Cancer Research and the British Council are both considering office moves to Stratford's International Quarter.

The next 12-24 months are likely to be a period of considerable change and we look forward to reporting on the great opportunities that this will bring within our region.

John Bell

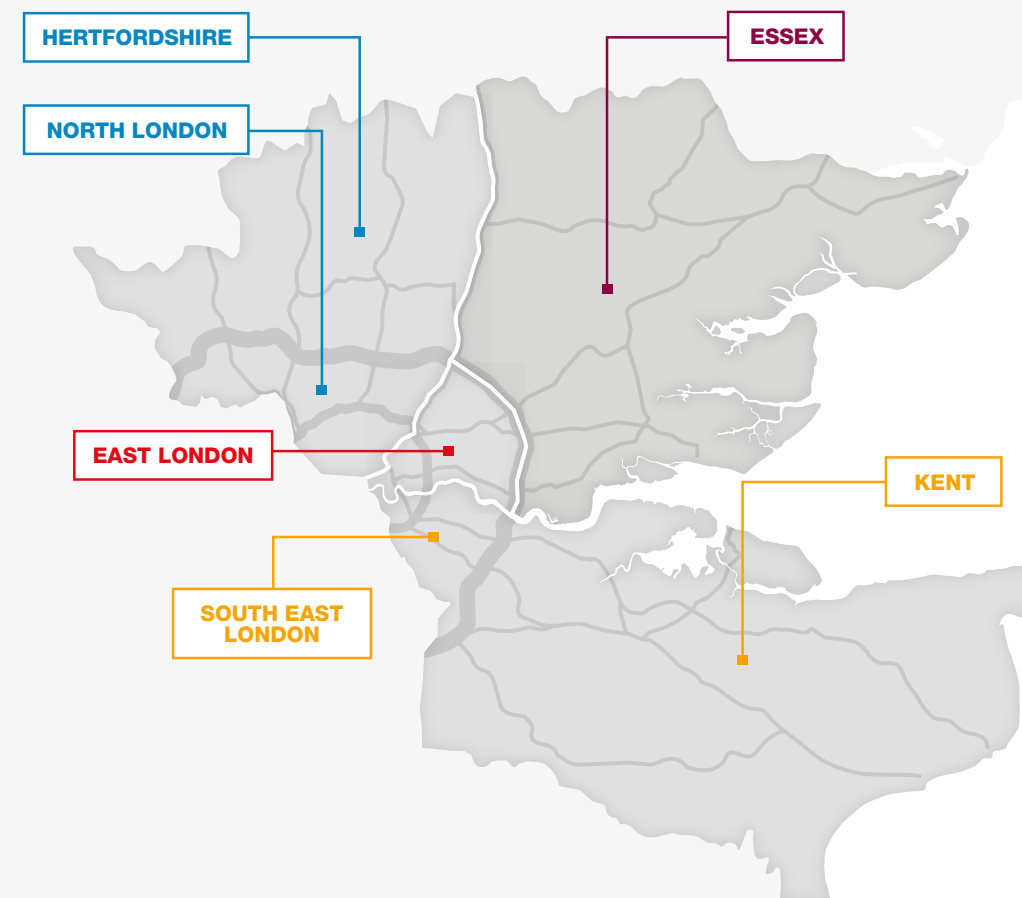
Head of Business Space Agency and Investment



INTRODUCTION

Glenny LLP is the leading property consultancy and chartered surveying practice specialising in the region accessed by the North East and South East sections of the M25 motorway, which we service through a network of strategically located offices in Essex (Basildon), East London (Stratford), North London and Hertfordshire (Enfield & Harlow) and South East London and Kent (Bexley).

The statistics in this report relate to Glenny's analysis of the property market as at the 31st March 2017, based on property data obtained through our respective offices servicing the area delineated on the above map.



GLOSSARY

Market Availability – Relates to the amount of built stock on the market at the period end. The availability figure does not include pre-let opportunities or new developments where construction is still ongoing.

Prime Investment Yield – The yield paid for an investment property let to an institutionally acceptable covenant for a lease term of 10-15 years at the current market rent.

Prime Rent – The rent achievable for the letting of a newly built property; typically for an industrial unit this would apply to a 20,000-25,000 sq ft building and for an office letting, circa 5,000-10,000 sq ft.

Secondary Rent – The rent typically achievable on good quality second hand office or industrial space in a given location.

Prime Capital Values – The best freehold 'owner occupier' capital value achievable on the sale of a circa 10,000 sq ft industrial unit, or a circa 5,000 sq ft office building.

INDUSTRIAL SECTOR AT A GLANCE...

INDUSTRIAL MARKET TAKE UP

Take up across the Eastern M25 industrial market bounced back strongly in 2016 following two years of below trend levels of activity. The strong second half to the year was boosted by the 2.2m sq ft pre-let to Amazon at London Distribution Park Tilbury, which resulted in annual activity surpassing 8m sq ft for the second time in three years. Aside from the Essex region, all other Glenny regions saw take up in 2016 fall below trend levels, with supply shortages restricting activity.

INDUSTRIAL MARKET RENTS

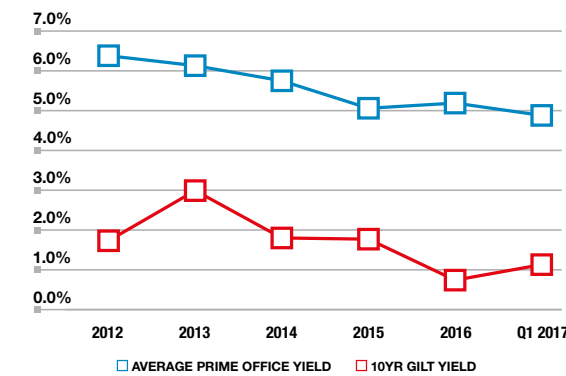
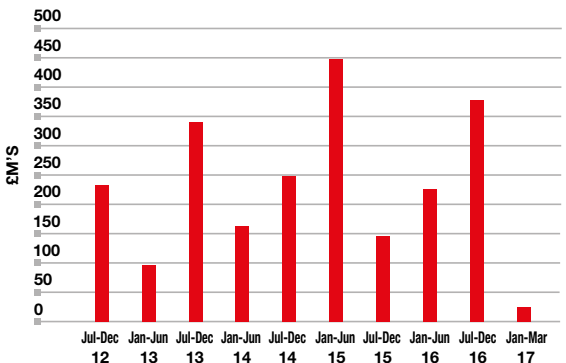
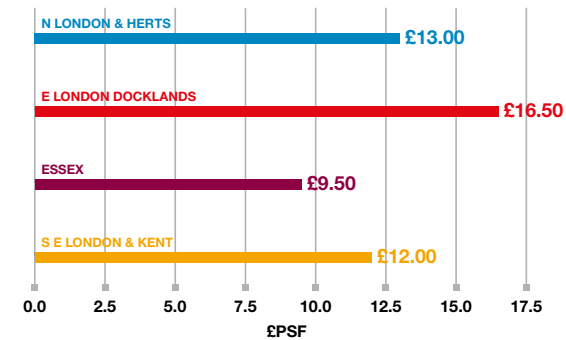
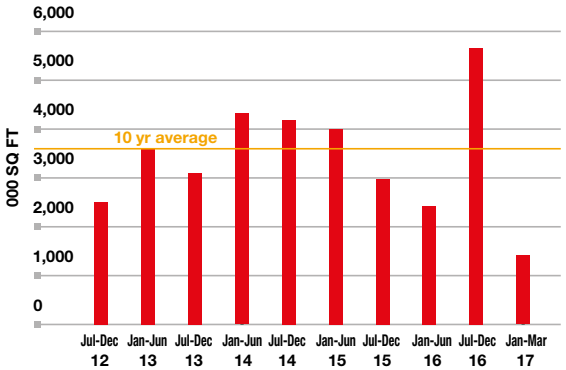
Prime rents have continued to rise across all Glenny markets, with the average growth across the whole of the Eastern M25 region standing at 7.4% over the past 12 months. The most significant increase has been seen in North London & Herts, where values have increased by 18.2%. Secondary rents have, once again, grown at a faster pace than the prime market, with values rising by 15.7% over the comparable period.

INDUSTRIAL INVESTMENT MARKET TRANSACTIONS

Industrial investment activity has remained buoyant throughout 2016 and the final quarter of the year saw £182m of activity which pushed the annual total to a record level of £604m, exceeding the previous record set in 2015. Several larger transactions completed in the final quarter of the year, including Tritax Big Box REIT's acquisition of the 323,000 sq ft Co-op food distribution facility at West Thurrock for £56.5m (net initial yield of 5.53%) and Ares Management's purchase of DC380, Harlow for £36.0m (net initial yield of 7.17%).

INDUSTRIAL PRIME INVESTMENT YIELDS

Investors have continued to target well-let industrial property in the light of the acute shortages of stock, as these assets are benefitting from strong rental growth. Average prime yields across the Glenny region dipped below 5.00% for the first time on record, falling to 4.88% at the end of Q1 2017. Prime units in East London and North London & Herts let on a 10 year term to strong covenants are now expected to attract yields of 4.50%, whilst comparable properties in Essex and South East London & Kent would trade at 5.25%.



OFFICE SECTOR AT A GLANCE...

OFFICE MARKET TAKE UP

Office take up remained below the long run average for the Eastern M25 market in 2016, the third successive six month period that the target has been missed. The annual take up figure was boosted by the letting of 542,000 sq ft at Barclay's building at 10 South Colonnade, E14 as part of the government's drive to reduce costs across their estate. This single letting accounted for almost 20% of the year's activity.

OFFICE MARKET RENTS

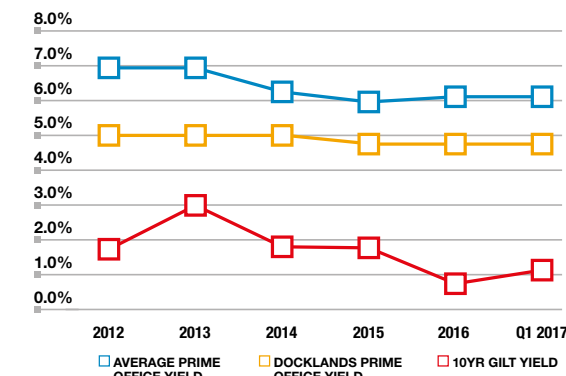
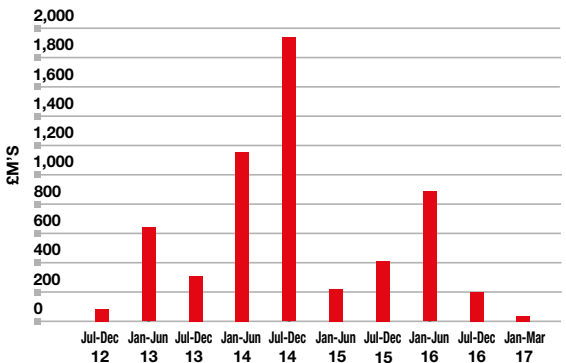
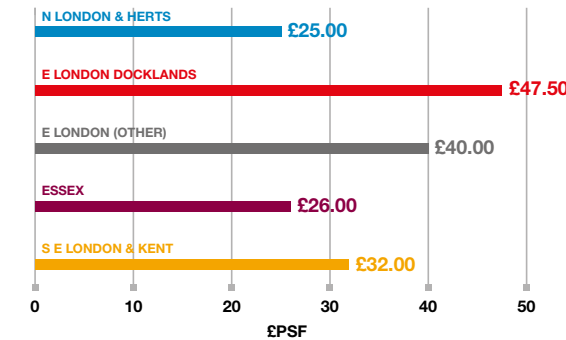
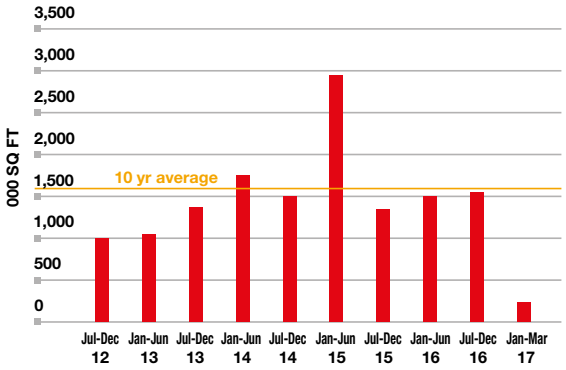
Prime rents have continued to advance in most markets, growing by 11.5% on average across the region. The most significant increase has been seen in North London & Herts (35.1% ^), where rents have adjusted over the past 12 months to be more in line with the other Glenny regions. South London & Kent has also seen a marked upturn in values, with rents in Greenwich, now reflecting the locations close proximity to Docklands and the burgeoning office markets at Stratford and The Royal Docks.

OFFICE INVESTMENT MARKET TRANSACTIONS

Investment activity in the office sector slowed in the second half of 2016, with just over 20% of the annual total (£1.1bn) completing in the latter six months. Chinese investors have continued to play a major role in the East London office investment market, with the largest transaction in the final quarter of the year being the £37m purchase of 3 Harbour Exchange by Hong Kong food group Lee Kum Kee. The Chinese group are one of the occupiers of the 91,600 sq ft building.

OFFICE PRIME INVESTMENT YIELDS

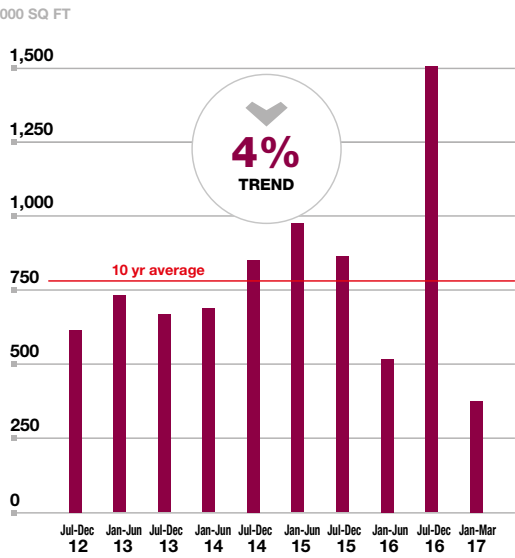
Average prime office yields across the Glenny region have remained stable at 6.11% at the end of Q1 2017 following the slight upward drift in the pre-Brexit vote slowdown. Investors remain cautious about the rental growth prospects for the office market despite the strong picture that is developing in the Eastern M25 region, where there remains an acute shortage of prime office stock. As with the rest of the locations across the region, the Docklands market has seen yields remain stable at 4.75% as the outlook for rental growth has stalled.



MARKET COMMENT

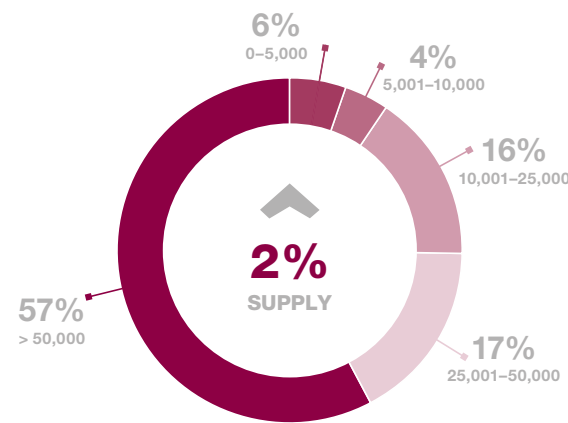
- Industrial take up in the Essex market in 2016 dwarfed previous years activity with the total for the year reaching 3.7m sq ft, with the Amazon pre-let at London Distribution Park Tilbury accounting for almost 60% of the region's activity.
- Take up in Q1 2017 saw activity return to trend levels, with transactions totalling 374,500 sq ft. Two large deals completed in the quarter; the Co-op leasing the 101,000 sq ft Unit 3 at Tower Thurrock, rendering the scheme fully let, and Millenium Cash & Carry's purchase of the 119,000 sq ft Carcraft unit on Western Avenue, West Thurrock.
- Supply has remained broadly stable at 2.2m sq ft, although there has been an increase in the level of grade A space on the market. Grade A accommodation now accounts for 47% of total availability, with 88% of grade A stock in units above 50,000 sq ft.
- Demand has eased back from the strong levels recorded throughout 2016, due primarily to a reduced level of requirements for units of above 25,000 sq ft, where demand is down by almost two thirds on the previous period.

INDUSTRIAL MARKET TAKE UP



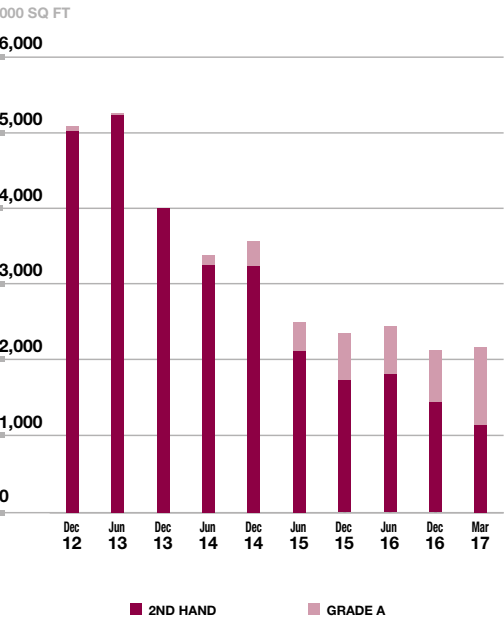
SUPPLY

INDUSTRIAL MARKET AVAILABILITY
(as at March 2017)



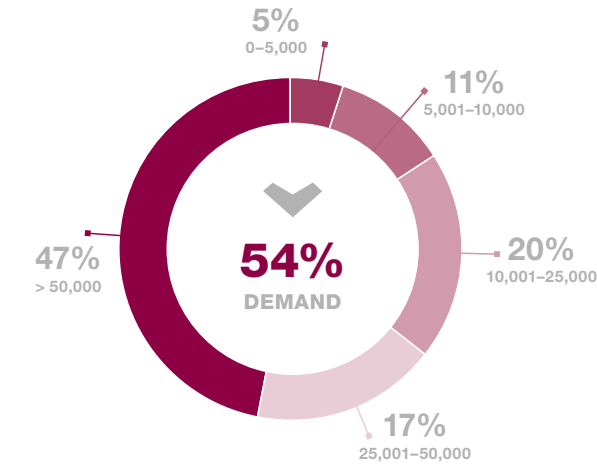
TOTAL AVAILABILITY 2.2M SQ FT

INDUSTRIAL MARKET AVAILABILITY



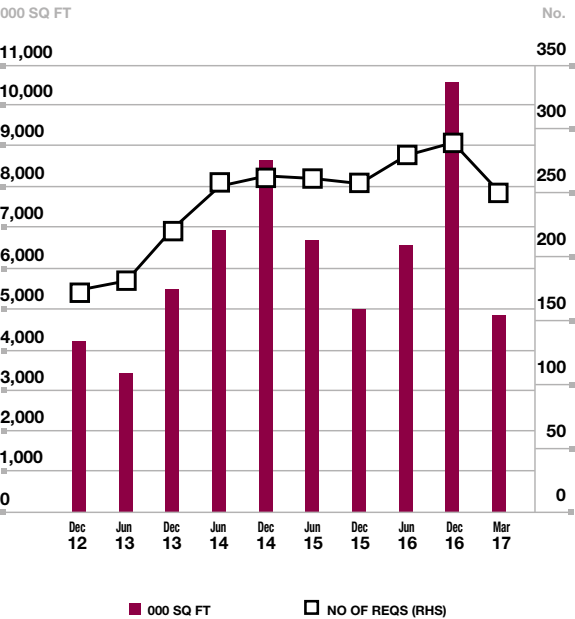
DEMAND

INDUSTRIAL MARKET REQUIREMENTS
(as at March 2017)



PERCENTAGE OF SQ FT DEMANDED

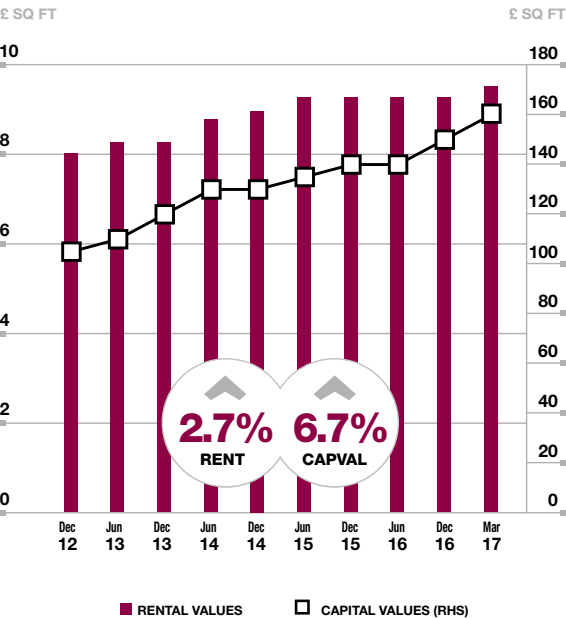
INDUSTRIAL MARKET DEMAND



RENTS & CAPITAL VALUES

£PSF	RENTS		CAPITAL VALUES
	PRIME	SECONDARY	PRIME
BASILDON	£8.75	£7.50	£140
BRAINTREE	£8.00	£6.50	£130
CHELMSFORD	£9.25	£8.00	£150
THURROCK	£9.50	£8.25	£160

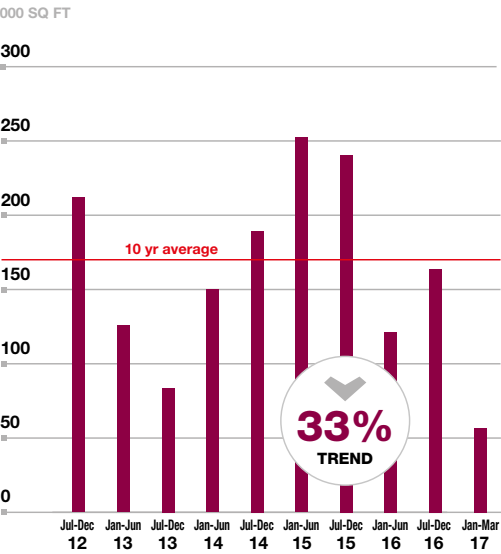
RENTS & CAPITAL VALUES INDUSTRIAL



MARKET COMMENT

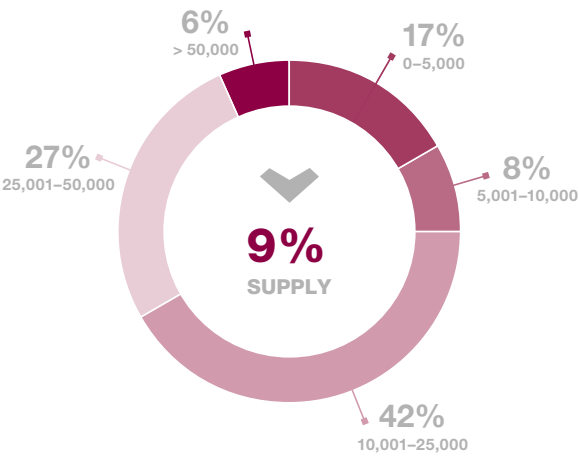
- Take up fell back below trend in 2016, following two years of at or above trend levels of activity. Overall take up in 2016 was 285,000 sq ft, with the second half of the year accounting for almost 60% of the year's activity. The most significant transaction in Q4 2016 was the 19,000 sq ft letting to Aon at Eastwood House Chelmsford.
- Supply has continued to tighten, with total stock on the market standing below 700,000 sq ft for the first time since 2004/05. Grade A supply accounts for 18% of the total stock on the market, with 90% of grade A stock located in Chelmsford.
- The amount of floor space demanded has fallen back to its lowest level in two years, with a number of larger requirements having either been satisfied or withdrawn from the market. Despite this easing in demand, there has been a strong upturn in smaller requirements, which have increased by 56% over the past six months.
- Prime rents remained stable at £26.00 per sq ft but secondary rental levels continued to increase, rising by 6.7% across the rent survey locations. The most significant increase in secondary rents were seen in Braintree, where values are up by 9.1% over the past six months and 41% since Q1 2015.

OFFICE MARKET TAKE UP

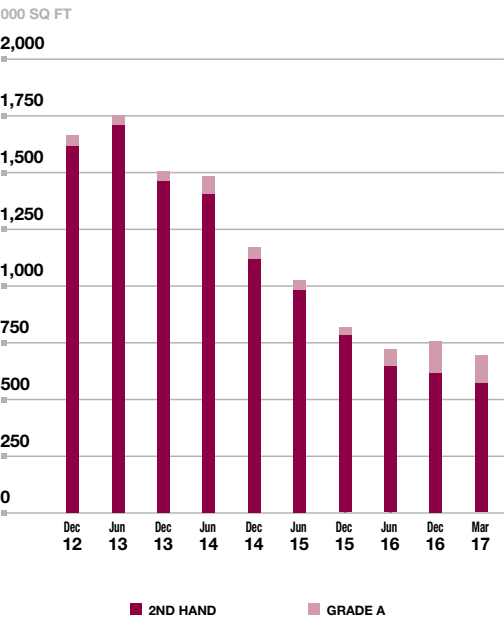


SUPPLY

OFFICE MARKET AVAILABILITY
(as at March 2017)

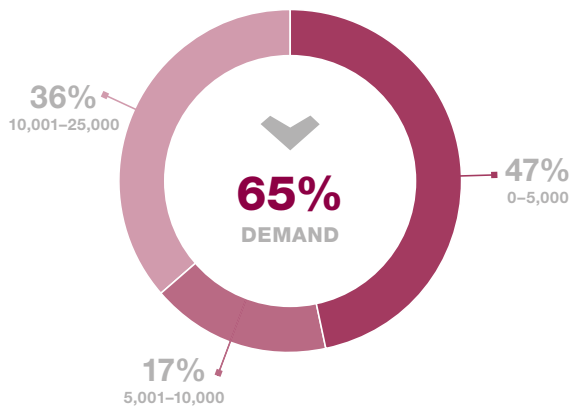


OFFICE MARKET AVAILABILITY

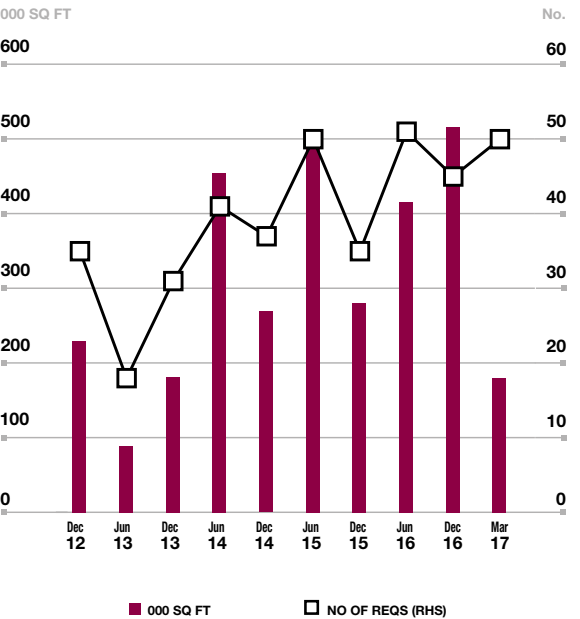


DEMAND

OFFICE MARKET REQUIREMENTS
(as at March 2017)



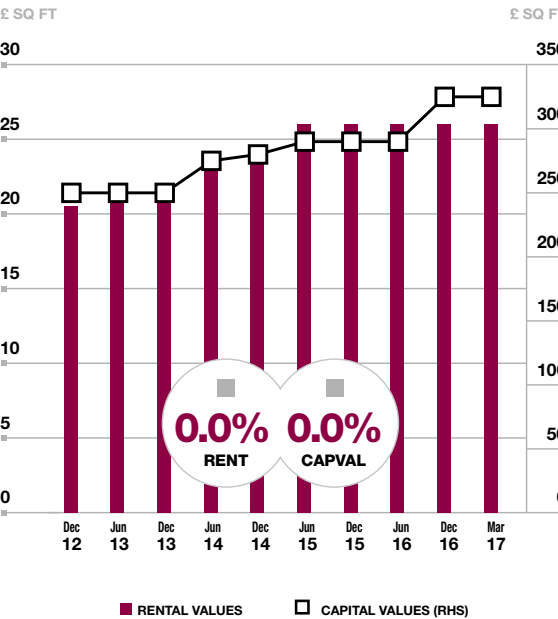
OFFICE MARKET DEMANDS



RENTS & CAPITAL VALUES

£PSF	RENTS		CAPITAL VALUES
	PRIME	SECONDARY	PRIME
BASILDON	£17.50	£15.00	£210
BRAINTREE	£16.50	£13.00	£205
BRENTWOOD	£25.00	£19.00	£310
CHELMSFORD	£26.00	£21.00	£325

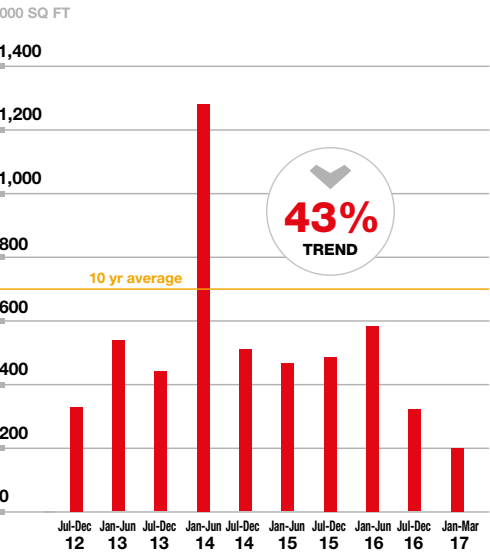
RENTS & CAPITAL VALUES OFFICE



MARKET COMMENT

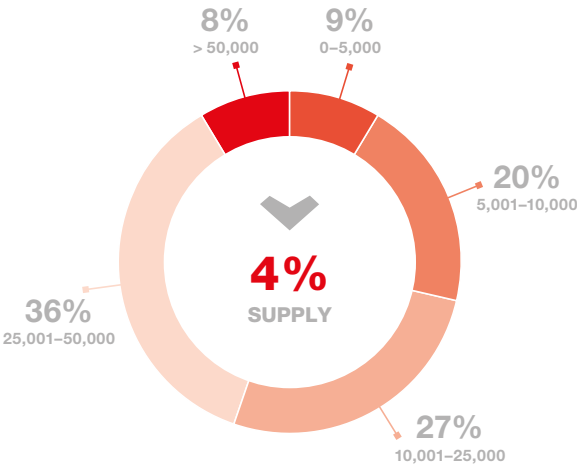
- Shortages of supply remained the major issue for the East London industrial market throughout 2016 and into the first quarter 2017. Availability has now fallen below 700,000 sq ft, whilst the trend level of take up for the market is 1.4m sq ft per annum.
- Take up in 2016 was 932,000 sq ft, with 62% of the year's activity being completed in the first half of the year. The first quarter 2017 has seen take up improve, with a number of larger transactions completing. The most significant of these was the 45,200 sq ft pre-let to DPD at SEGRO Park Newham and the 44,540 sq ft purchase of Unit 7 Beam Reach Rainham by The Hill Company.
- Demand has fallen back from the peak levels seen in the latter half of 2016, with overall requirements down to 4.9m sq ft. The main easing in demand has been for units of above 25,000 sq ft, where requirements have halved over the past six months. It is too early to determine if this is a temporary slowing in demand or a cyclical downturn.
- Prime rents increased to £16.50 per sq ft in the period to the end of March 2017, representing an increase of 3.1% over the past six months. However, the most significant increase in prime rental values across Glenry's rent survey locations in East London was in Beckton, where prime values were up by 7.4% to £14.50 per sq ft.

INDUSTRIAL MARKET TAKE UP



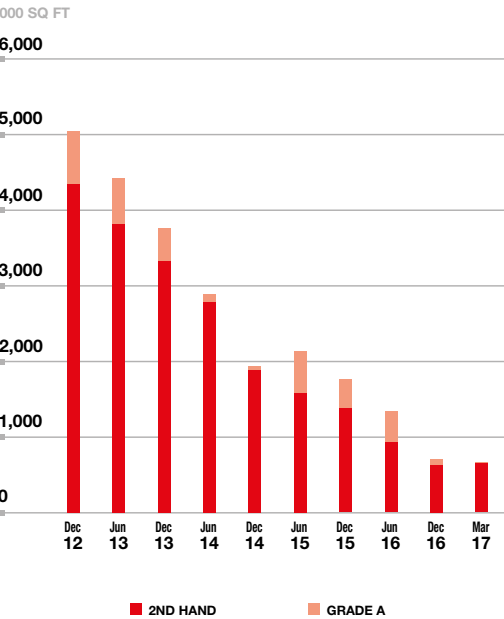
SUPPLY

INDUSTRIAL MARKET AVAILABILITY
(as at March 2017)



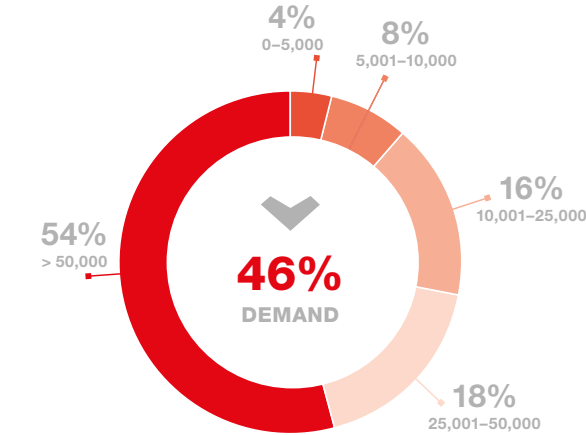
TOTAL AVAILABILITY 0.7M SQ FT

INDUSTRIAL MARKET AVAILABILITY



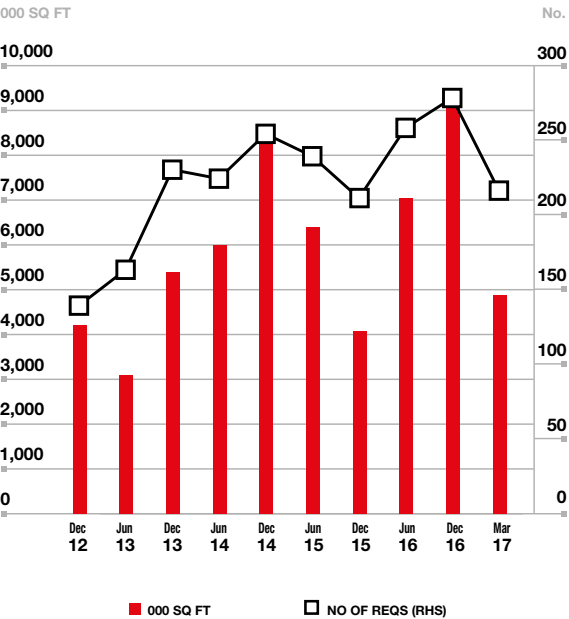
DEMAND

INDUSTRIAL MARKET REQUIREMENTS
(as at March 2017)



PERCENTAGE OF SQ FT DEMANDED

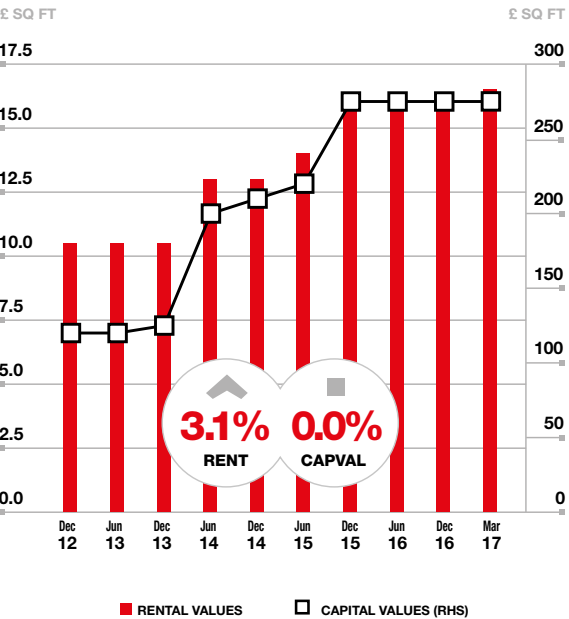
INDUSTRIAL MARKET DEMAND



RENTS & CAPITAL VALUES

£PSF	RENTS		CAPITAL VALUES
	PRIME	SECONDARY	PRIME
BARKING / DAGENHAM	£13.00	£10.00	£200
BECKTON	£14.50	£12.00	£225
ROMFORD	£10.50	£9.00	£155
CANNING TOWN	£16.50	£14.50	£275

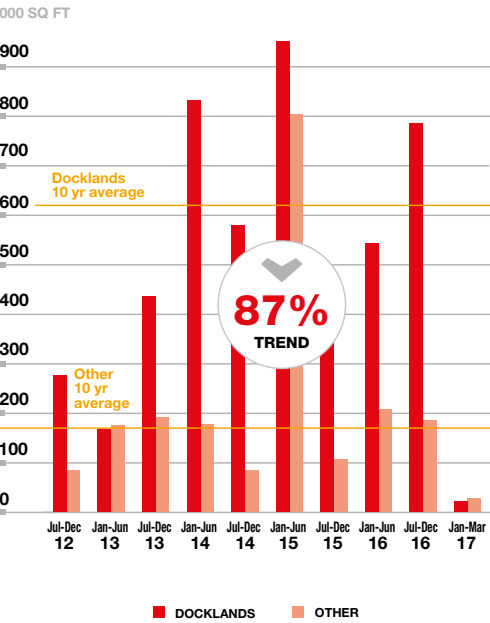
RENTS & CAPITAL VALUES INDUSTRIAL



MARKET COMMENT

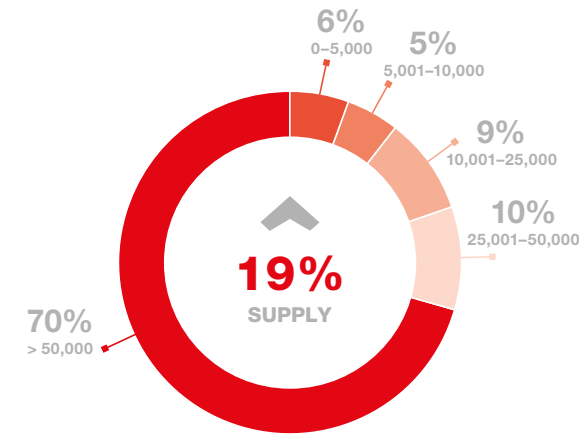
- The emergence of Stratford as a major office location has proved to be a boost to the East London office market, and the announcement of the potential of two further large scale relocations to The International Quarter Stratford have served to heighten interest in the region. Cancer Research is currently considering relocating their 100,000 sq ft head office function to Stratford, whilst the British Council is also considering a similar relocation (50,000 sq ft).
- Take up in Docklands was boosted by the 542,000 sq ft letting to HM Government at the Barclay's building at 10 South Colonnade, E14. The relocation of the government offices is part of a drive to reduce costs across their estate.
- Activity outside of Docklands also remained above trend levels, with 390,000 sq ft of lettings in 2016, although the final quarter of the year saw a slowing, with only 60,000 sq ft of lettings. Activity in Q1 2017 has remained slow across the East London market.
- Supply has edged up in both the Docklands and Rest of East London market, with the combined availability figure standing at 2.3m sq ft. Docklands accounts for 65% of total supply across the two markets. The combined availability rate in the East London office market stands at 6.1%, with Docklands availability at 6.7%.

OFFICE MARKET TAKE UP



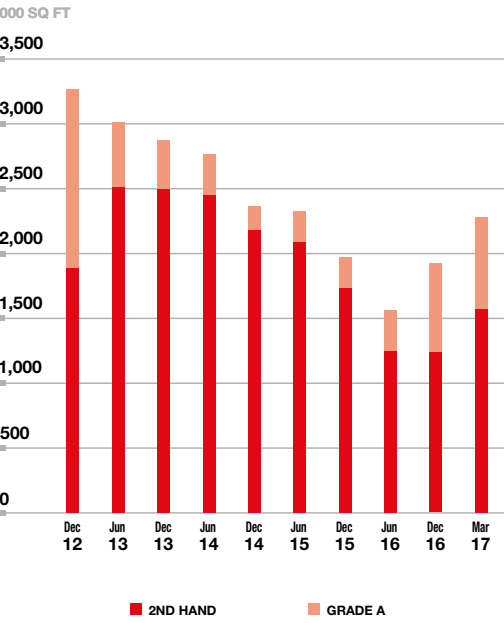
SUPPLY

OFFICE MARKET AVAILABILITY
(as at March 2017)



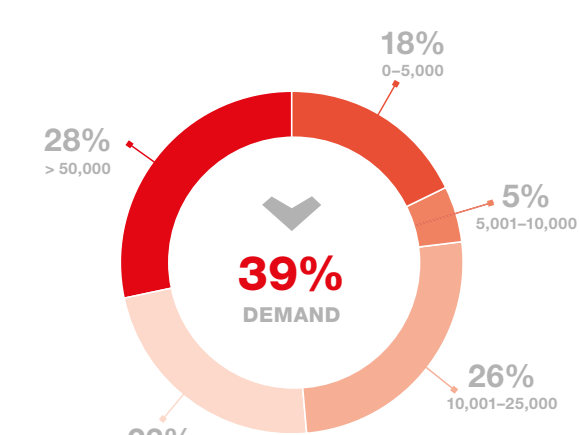
TOTAL AVAILABILITY 2.3M SQ FT

OFFICE MARKET AVAILABILITY



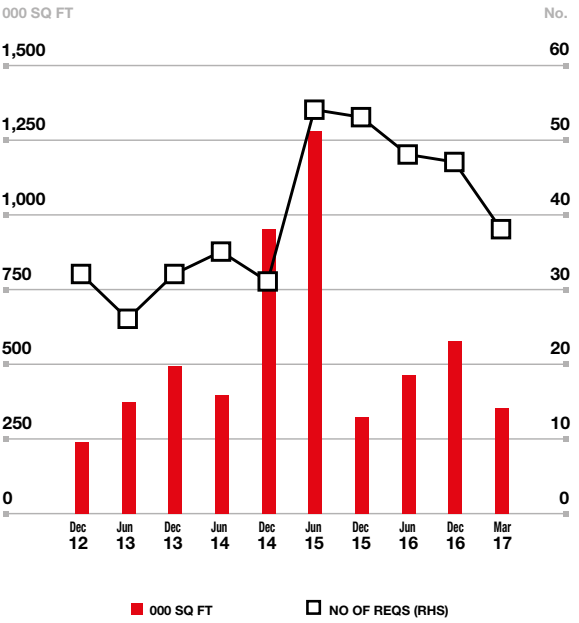
DEMAND

OFFICE MARKET REQUIREMENTS
(as at March 2017)



PERCENTAGE OF SQ FT DEMANDED

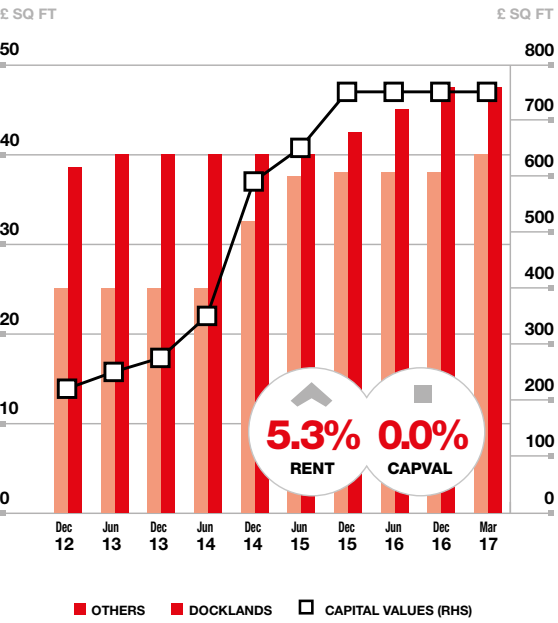
OFFICE MARKET DEMAND



RENTS & CAPITAL VALUES

£PSF	RENTS		CAPITAL VALUES
	PRIME	SECONDARY	PRIME
BARKING / DAGENHAM	£16.00	£13.50	£175
ROYALS	£35.00	£21.00	£650
ROMFORD	£18.00	£12.50	£200
STRATFORD	£40.00	£25.00	£750

RENTS & CAPITAL VALUES OFFICE



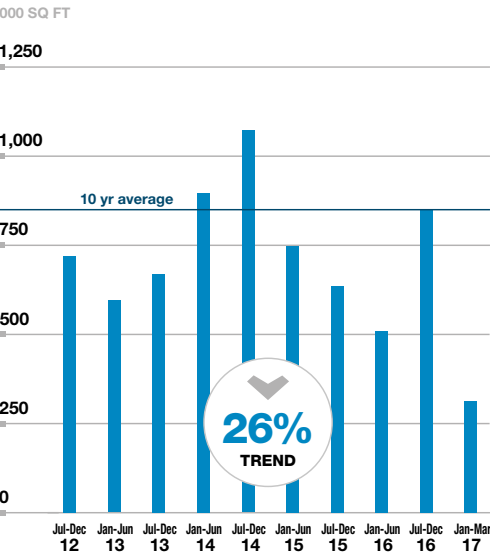
NORTH LONDON & HERTS

INDUSTRIAL

MARKET COMMENT

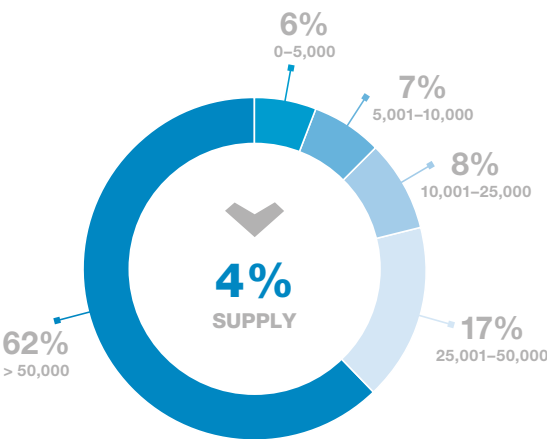
- Take up fell below the long run trend level for the North London & Herts market despite a strong second half of the year. Total activity in 2016 was 1.4m sq ft, with 62% of the year's activity completed in the last six months. The first quarter 2017 has seen activity fall back slightly, with 312,600 sq ft of lettings completed. The largest transaction being the 230,500 sq ft letting of DC 230 Harlow to Wincanton.
- Supply remained broadly stable, ending Q1 2017 at 2.2m sq ft, with grade A supply representing only 15% of overall availability. Larger buildings (>50,000 sq ft) account for 62% of availability, although only two of the 11 buildings on the market are grade A, namely the 166,850 sq ft North London Distribution Centre Enfield and the 68,100 sq ft Unit 2 at Navigation Park.
- Demand has reduced over the past six months from the peak levels recorded in the latter half of 2016, with total requirements standing at 8.0m sq ft. The main cause behind the drop off in demand has been the reduction in the number of requirements for units of more than 25,000 sq ft, where demand is down by 31%.
- Prime rents have continued to rise, increasing by 18.2% over the past 12 months to the end of Q1 2017. Secondary rents have followed a similar trend, with the average increase in secondary rents over the past 12 months being 11.2%.

INDUSTRIAL MARKET TAKE UP



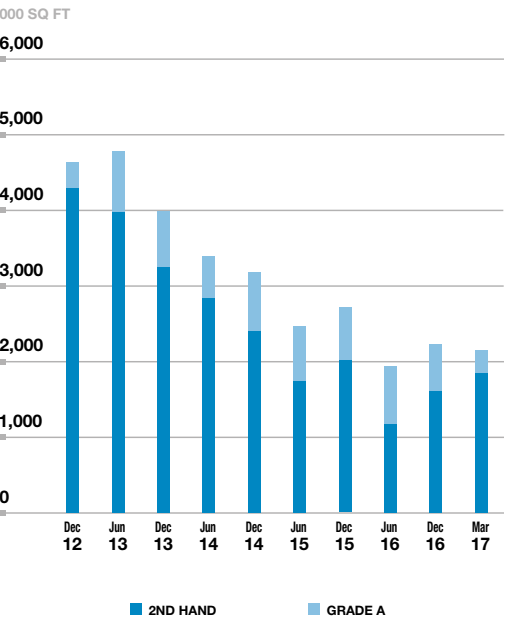
SUPPLY

INDUSTRIAL MARKET AVAILABILITY (as at March 2017)



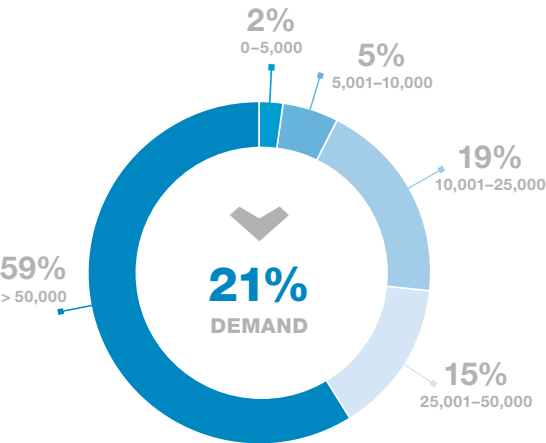
TOTAL AVAILABILITY 2.2M SQ FT

INDUSTRIAL MARKET AVAILABILITY



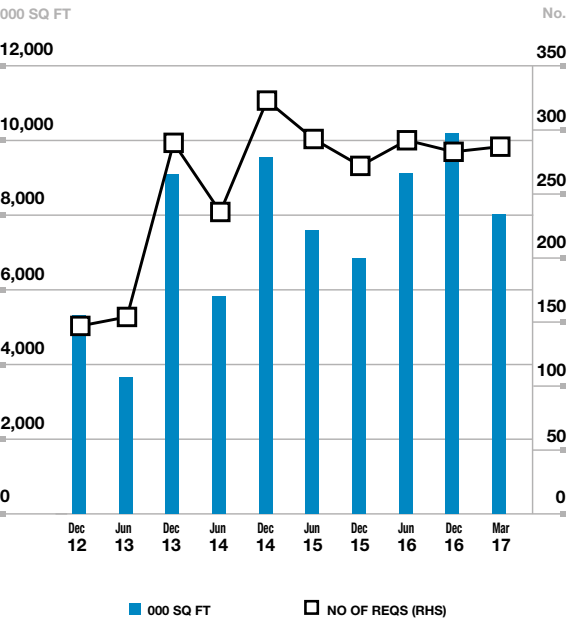
DEMAND

INDUSTRIAL MARKET REQUIREMENTS (as at March 2017)



PERCENTAGE OF SQ FT DEMANDED

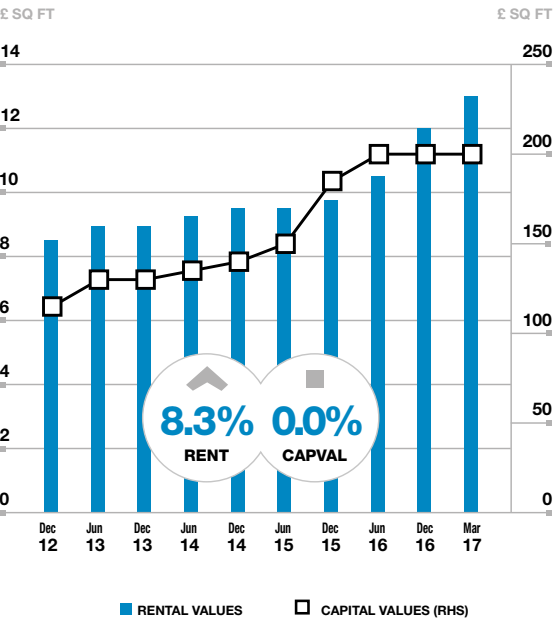
INDUSTRIAL MARKET DEMAND



RENTS & CAPITAL VALUES

£PSF	RENTS		CAPITAL VALUES
	PRIME	SECONDARY	PRIME
ENFIELD	£11.50	£9.75	£200
HARLOW	£8.00	£7.00	£150
HODDESDON	£9.00	£7.00	£150
TOTTENHAM / EDMONTON	£13.00	£11.00	£200

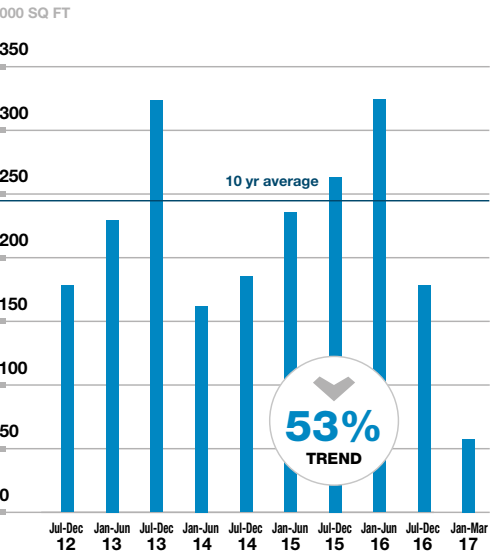
RENTS & CAPITAL VALUES INDUSTRIAL



MARKET COMMENT

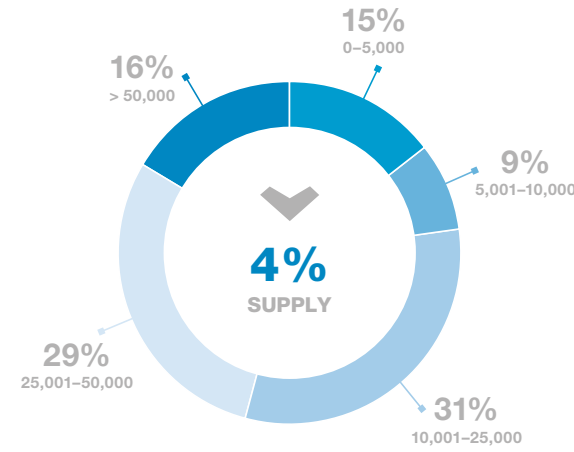
- Take up for the North London & Herts office market was 502,200 sq ft in 2016, although activity slowed in the second half of the year, with only 35% of the year's activity completing in the latter six months.
- This trend has continued in Q1 2017 with under 60,000 sq ft of take up recorded, the majority of activity (70%) being focused in Welwyn Garden City. The largest letting in the quarter was the Environment Agency taking 22,000 sq ft at XLB Property's Alchemy building 15 Bessemer Road.
- Supply has continued to tighten, standing at 858,600 sq ft at the end of March 2017, with grade A space representing less than 20% of the total. Almost 50% of grade A supply is at The Comer Group's North London Business Park N11. The availability rate is the lowest amongst the Glenny regions, standing at 3.7%.
- The growth in prime office rents has accelerated over the past 12 months, having increased by 35.1% since the same time last year. Prime rents are now £25.00 per sq ft and whilst secondary rents have also increased, they have not achieved the same level of growth as values on grade A property, rising by 16.0% on average.

OFFICE MARKET TAKE UP



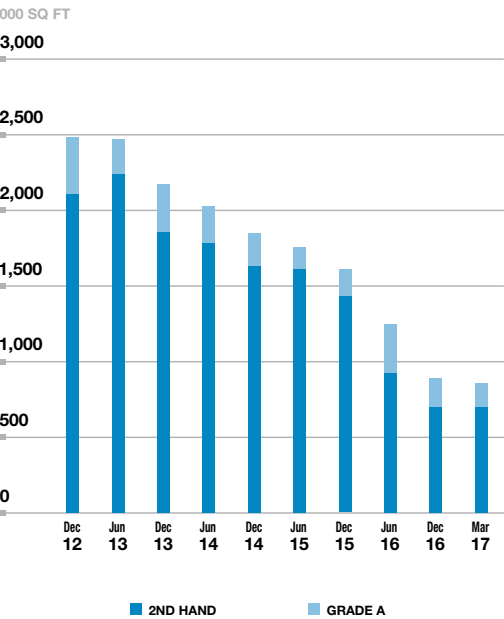
SUPPLY

OFFICE MARKET AVAILABILITY
(as at March 2017)



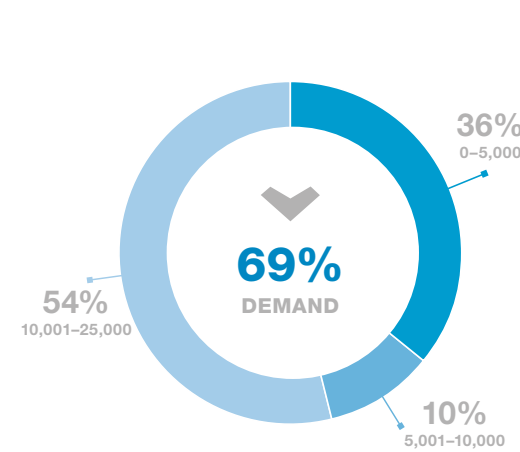
TOTAL AVAILABILITY 0.9M SQ FT

OFFICE MARKET AVAILABILITY



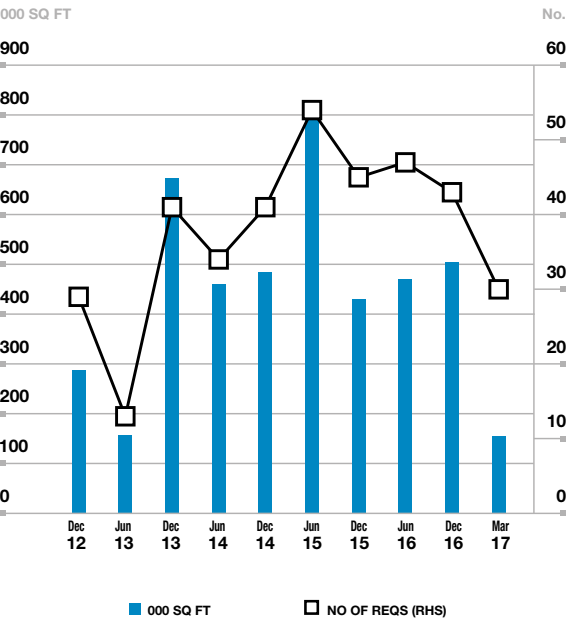
DEMAND

OFFICE MARKET REQUIREMENTS
(as at March 2017)



PERCENTAGE OF SQ FT DEMANDED

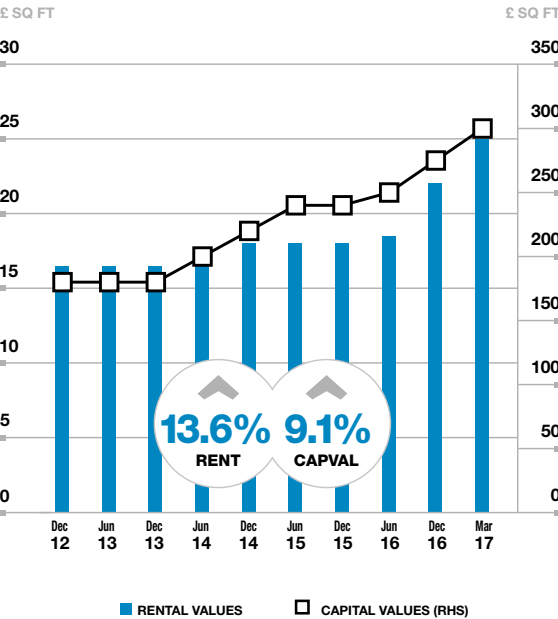
OFFICE MARKET DEMAND



RENTS & CAPITAL VALUES

£PSF	RENTS		CAPITAL VALUES
	PRIME	SECONDARY	PRIME
ENFIELD	£25.00	£19.00	£300
HARLOW	£17.50	£12.50	£225
HODDESDON	£17.50	£13.50	£215
WELWYN GARDEN CITY	£20.00	£16.50	£260

RENTS & CAPITAL VALUES OFFICE



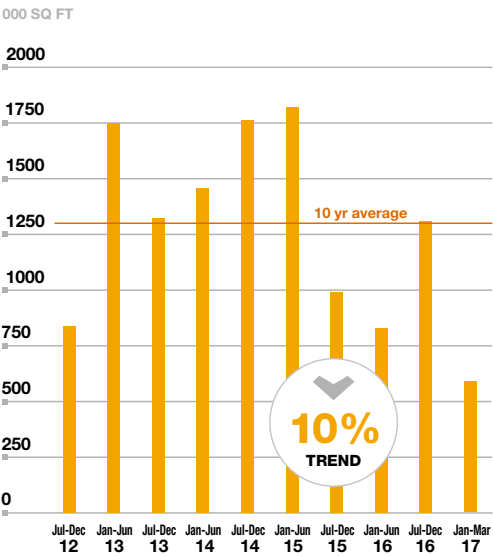
SOUTH EAST LONDON & KENT

INDUSTRIAL

MARKET COMMENT

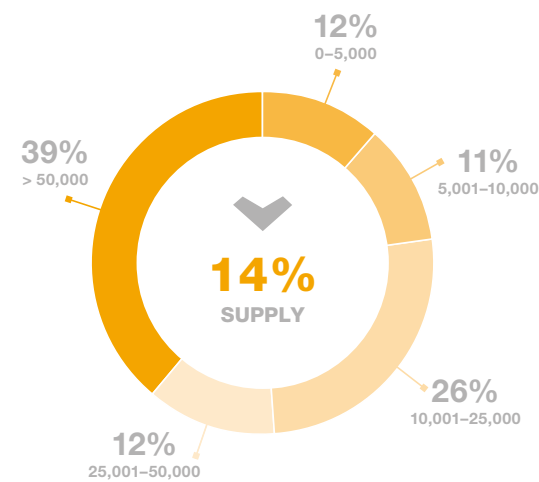
- A strong second half of 2016 helped to push take up in the South East London & Kent industrial market close to trend levels of activity for the year, with total activity of 2.1m sq ft recorded. This was the first time in four years that the activity has fallen below the trend level. The year's largest letting completed in the final quarter, the 266,600 sq ft letting to Wincanton at Angle 265, Rochester.
- There has been a strong start to 2017, with more than 500,000 sq ft of take up. The most significant transactions being the letting of 60,000 sq ft to Selco at 20 Kennet Road, Erith and 59,350 sq ft to DFS at Invicta Riverside Aylesford.
- Supply has now fallen to 2.5m sq ft, with grade A supply representing 20% of the overall total. Larger units dominate grade A supply, with the largest being Erith 180 and Access Park Aylesford (86,000 sq ft) being the other unit above 50,000 sq ft. The availability rate is now down to 2.3%, the lowest level on record.
- Industrial rents have continued to move up, bolstered by the lack of choice for grade A space. Prime rents in the region are now at £12.00 per sq ft and most locations have seen values edge upwards, rising by 11.1% on average. Secondary rents have followed this trend, although growth has been stronger, with values up by 18.9% across the region.

INDUSTRIAL MARKET TAKE UP



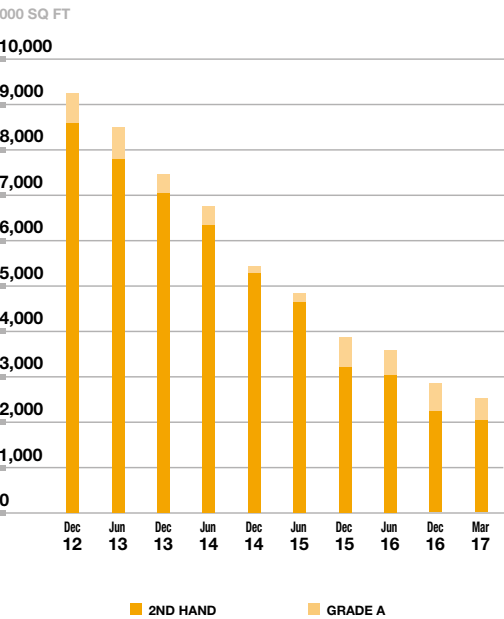
SUPPLY

INDUSTRIAL MARKET AVAILABILITY (as at March 2017)



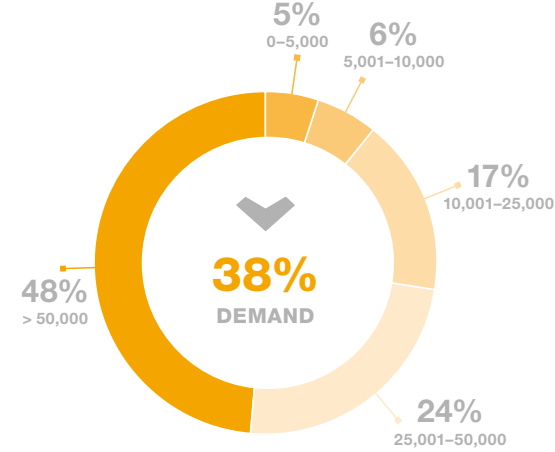
TOTAL AVAILABILITY 2.5M SQ FT

INDUSTRIAL MARKET AVAILABILITY



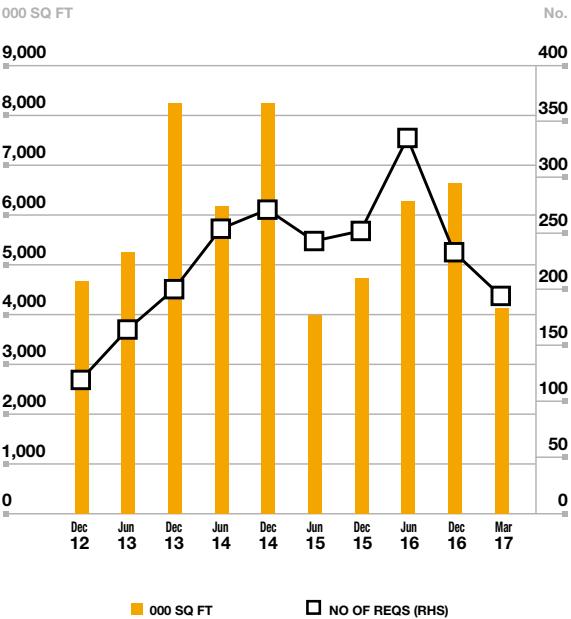
DEMAND

INDUSTRIAL MARKET REQUIREMENTS (as at March 2017)



PERCENTAGE OF SQ FT DEMANDED

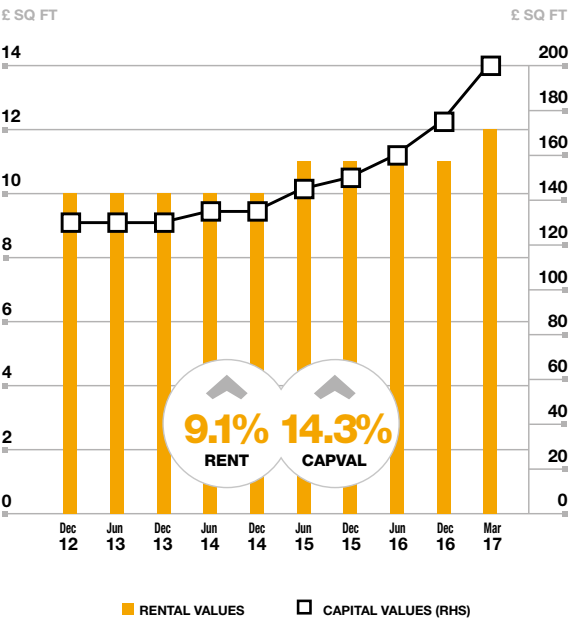
INDUSTRIAL MARKET DEMAND



RENTS & CAPITAL VALUES

£PSF	RENTS		CAPITAL VALUES
	PRIME	SECONDARY	PRIME
ASHFORD	£9.00	£6.50	£110
CHARLTON/ WOOLWICH	£12.00	£10.00	£200
DARTFORD	£11.50	£9.75	£190
MAIDSTONE	£7.50	£6.75	£150

RENTS & CAPITAL VALUES INDUSTRIAL



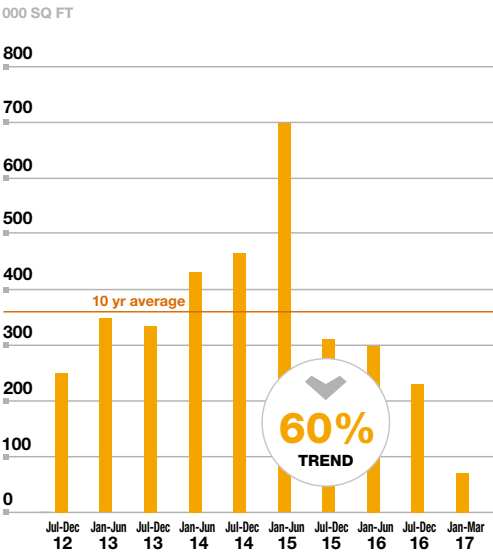
SOUTH EAST LONDON & KENT

OFFICES

MARKET COMMENT

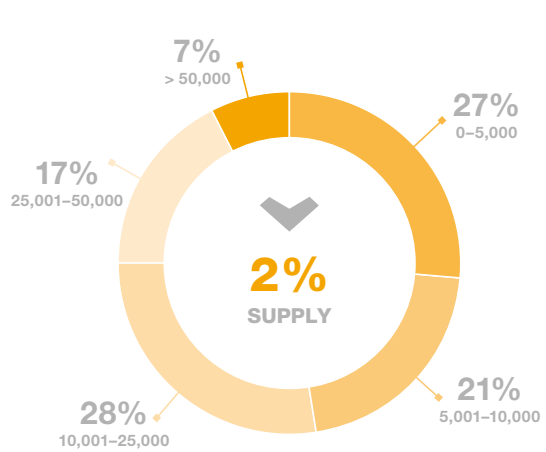
- Take up fell below its long run trend level of activity for the first time in three years in 2016, with the total for the year standing at 530,000 sq ft, almost 50% down on the previous year's figure. The trend continued into Q1 2017, with 70,500 sq ft, recorded, due primarily to a lack of larger transactions.
- Supply has remained stable over the past six months, standing at 1.4m sq ft, its lowest level in more than 10 years. Grade A availability represents only 8.0% of supply, due to a lack of larger buildings on the market. There is only one grade A building above 25,000 sq ft, the 25,600 sq ft Radius at Crossways Business Park Dartford.
- Contrary to the experiences in the other Glenny regions, demand has improved over the past six months, rising to its highest level since 2013, 576,000 sq ft. The main impetus behind the increase in requirements has been the upturn in demand for buildings above 10,000 sq ft, which have increased by 38%.
- Prime office rents have continued to increase, rising by 16.6% on average over the past 12 months. However, the most significant shift in values has been seen in the secondary market, where rents are up by 27.5%, with Greenwich (42.9%) and Bromley (28.6%) seeing growth in excess of that figure.

OFFICE MARKET TAKE UP



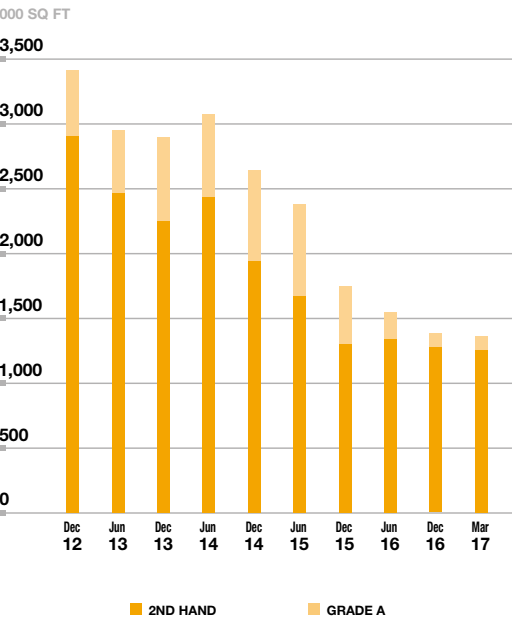
SUPPLY

OFFICE MARKET AVAILABILITY (as at March 2017)



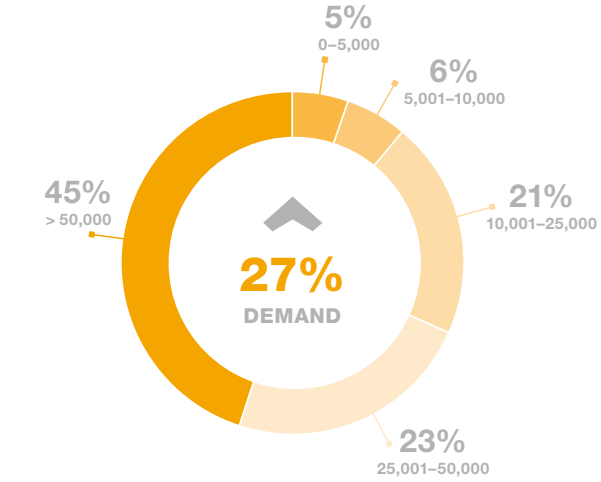
TOTAL AVAILABILITY 1.4M SQ FT

OFFICE MARKET AVAILABILITY



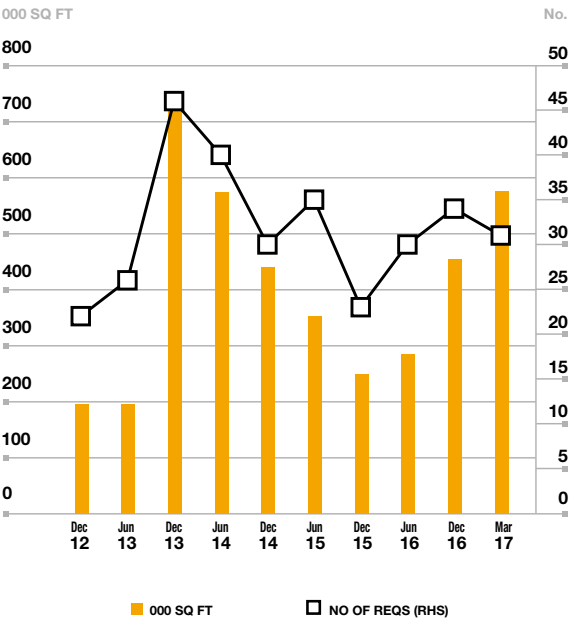
DEMAND

OFFICE MARKET REQUIREMENTS (as at March 2017)



PERCENTAGE OF SQ FT DEMANDED

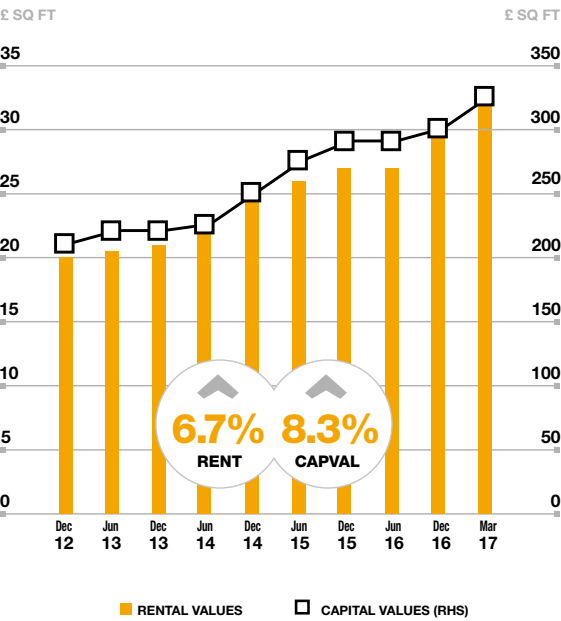
OFFICE MARKET DEMAND



RENTS & CAPITAL VALUES

£PSF	RENTS		CAPITAL VALUES
	PRIME	SECONDARY	PRIME
BROMLEY	£28.50	£18.00	£300
DARTFORD	£25.00	£15.00	£280
GREENWICH	£32.00	£20.00	£325
MAIDSTONE	£20.00	£12.00	£230

RENTS & CAPITAL VALUES OFFICE



KEY: CHANGES IN THE PAST 6 MONTHS
○ NO CHANGE ⬆ INCREASE ⬇ DECREASE

MARKET COMMENT

Prime office and industrial rents have experienced an uninterrupted period of growth which began in 2010. Over that time, prime office rents have risen by 41.1% (or 5.0% per annum) on average, whilst industrial prime rents have increased by 37.8% (4.7% per annum).

Whilst the upturn in secondary rents begun later in the rental cycle, with industrial rents commencing their upward trajectory in 2012 and the office rents a year later, the rate of growth in both markets has been greater. Over their respective periods industrial rents have grown by 52.3% (or 8.8% per annum) and office rents by 46.7% (or 11.6% per annum).

INDUSTRIAL

		RENT		CAPITAL VALUES	
1	CANNING TOWN	£16.50	⬆	£275	○
2	BECKTON	£14.50	⬆	£225	⬆
3	BARKING / DAGENHAM / RAINHAM	£13.00	○	£200	○
4	ROMFORD	£10.50	○	£155	⬆
1	TOTTENHAM / EDMONTON	£13.00	⬆	£200	○
2	ENFIELD	£11.50	○	£200	○
4	HODDESDON / CHESHUNT	£9.00	⬆	£150	⬆
5	HARLOW	£8.00	⬆	£150	⬆
1	BRAINTREE	£8.00	⬆	£130	⬆
2	CHELMSFORD	£9.25	⬆	£150	⬆
4	BASILDON	£8.75	⬆	£140	⬆
5	THURROCK	£9.50	⬆	£160	⬆
2	CHARLTON / WOOLWICH	£12.00	⬆	£200	⬆
4	DARTFORD	£11.50	⬆	£190	⬆
5	MAIDSTONE	£7.50	⬆	£150	⬆
6	ASHFORD	£9.00	⬆	£110	⬆

OFFICE

		RENT		CAPITAL VALUES	
1	STRATFORD	£40.00	⬆	£750	○
2	ROYALS	£35.00	⬆	£650	○
3	BARKING / DAGENHAM / RAINHAM	£16.00	○	£175	○
4	ROMFORD	£18.00	⬆	£200	⬆
2	ENFIELD	£25.00	⬆	£300	⬆
3	WELWYN GARDEN CITY	£20.00	⬆	£260	⬆
4	HODDESDON / CHESHUNT	£17.50	⬆	£215	⬆
5	HARLOW	£17.50	⬆	£225	⬆
1	BRAINTREE	£16.50	⬆	£205	⬆
2	CHELMSFORD	£26.00	○	£325	○
3	BRENTWOOD	£25.00	○	£310	⬆
4	BASILDON	£17.50	⬆	£210	⬆
1	GREENWICH	£32.00	⬆	£325	⬆
3	BROMLEY	£28.50	⬆	£300	⬆
4	DARTFORD	£25.00	○	£280	⬆
5	MAIDSTONE	£20.00	○	£230	⬆

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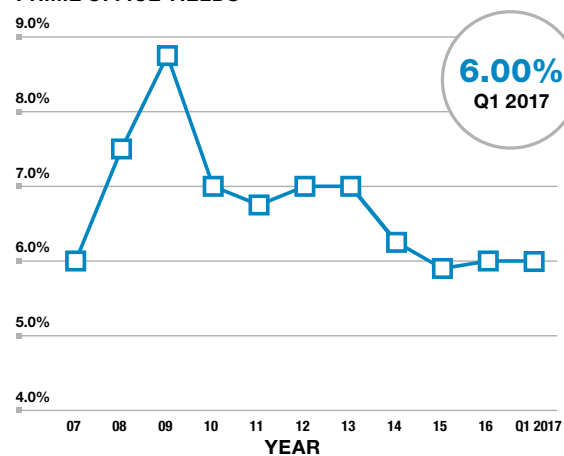
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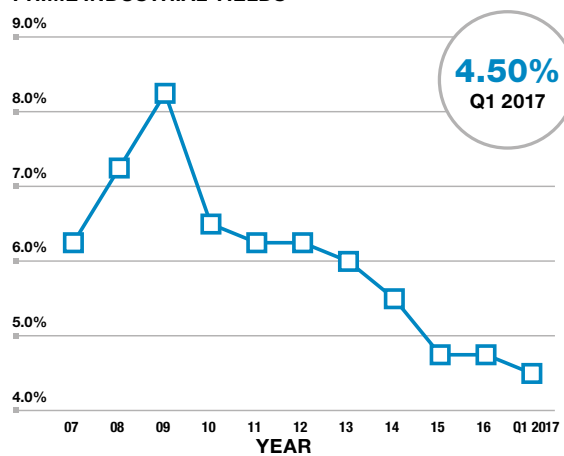
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PRIME OFFICE YIELDS



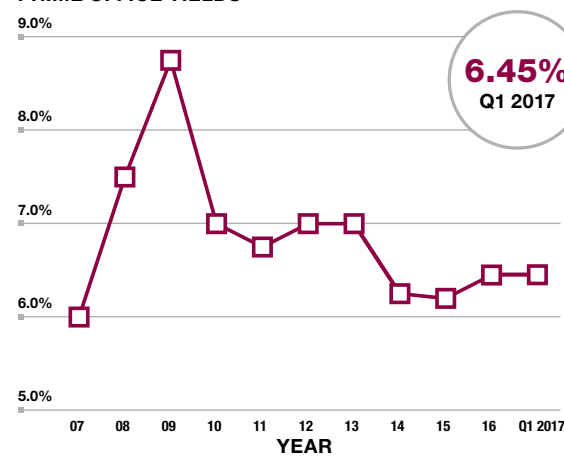
PRIME INDUSTRIAL YIELDS



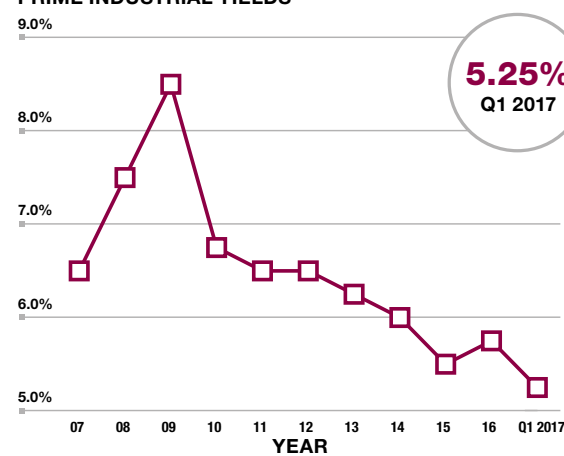
ESSEX
KEY DEAL

Co-operative Food Unit Oliver Road West Thurrock – Tritax Big Box REIT purchased the 322,700 sq ft Co-op food distribution facility and adjacent lorry parking facility for £56.5m. The facility is one of the Co-op's six UK distribution hubs and the only one located in the South East. The lease expires in 2025, with guaranteed rental uplifts of 2% per annum. The purchase price reflects a net initial yield of 5.53%.

PRIME OFFICE YIELDS



PRIME INDUSTRIAL YIELDS



NORTH LONDON & HERTS
KEY DEAL

1 Mollison Avenue Enfield – Royal London Asset Management purchased the 144,750 sq ft distribution unit from Standard Life for £24.3m. The unit is let to educational supplies group Findel Plc for a further 21 years, with a rent review due in 2018. The purchase price reflected a net initial yield of 4.47%.

HERTFORDSHIRE

ESSEX

NORTH LONDON

EAST LONDON

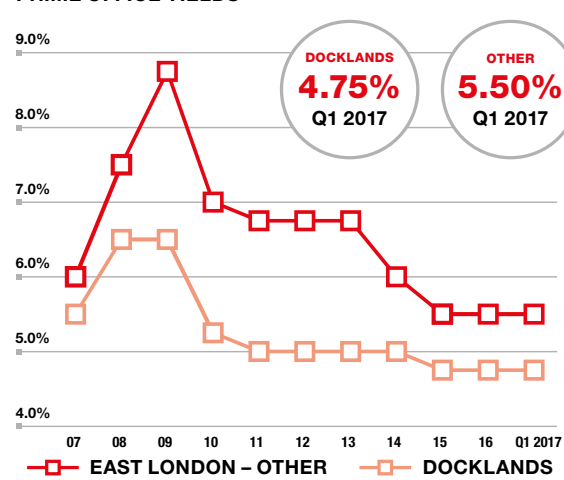
SOUTH EAST LONDON

KENT

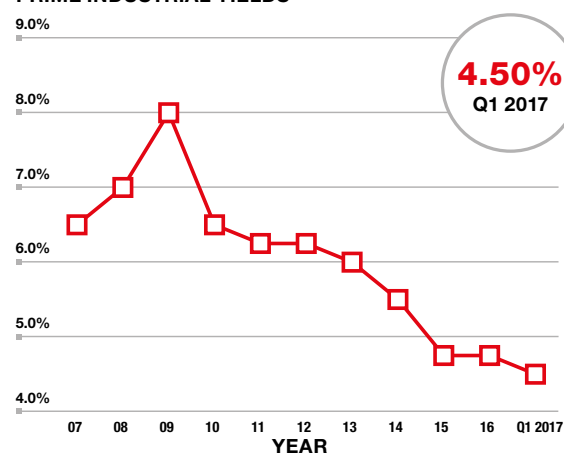
EAST LONDON
KEY DEAL

3 Harbour Exchange, E14 – the 91,600 sq ft multi-let office was purchased by Hong Kong food group Lee Kum Kee from Clearbell Property Partners II fund for £37m. Lee Kum Kee occupy one floor of the 12 story building. The purchase price reflected a net initial yield of 7.59%.

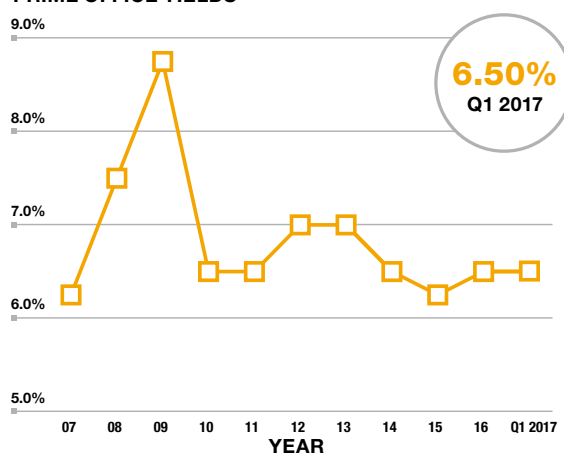
PRIME OFFICE YIELDS



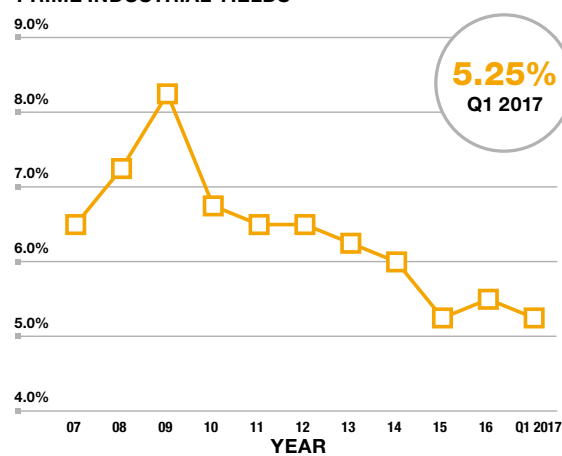
PRIME INDUSTRIAL YIELDS



PRIME OFFICE YIELDS



PRIME INDUSTRIAL YIELDS



SOUTH EAST LONDON & KENT
KEY DEAL

Crossways Boulevard Dartford – London Metric Properties bought the 49,000 sq ft 'last mile' distribution unit let to European paper and packaging distributor, Antails for £6.3m. The occupier recently agreed a new 10 year lease, with RPI or open market uplifts, whichever is the higher level. The purchase price reflects a net initial yield of 6.00%.

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