

## ENTERPRISE HOUSE, VALLEY STREET NORTH, DARLINGTON, DL1 1GY

Unit	Tenant	Rent Per Annum	Area Sq Ft	Rent PSF	Lease Start	Review	Break	Lease Expiry	Maintenance Charge	Maintenance Charge Per Sq Ft	Insurance	ERV Per Annum	ERV Per Sq Ft	Comments
1A & 1S	United Response	£13 440,96	3 007	£4,47	2022/05/26	Fixed increase to £14,944.46pa after year 3	2025/05/26	2027/05/25	£5 111,90	£1,70	£1 800,00	£16 539	£5,50	Fixed rental increase on 25/05/2025 to £14,944.46
1B	Vacant	£0,00	1 733	£0,00					£0,00	£0,00		£9 532	£5,50	
1C	The Wise Group Ltd	£6 450,00	1 398	£4,61	2021/06/17		2023/06/17	2025/06/16	£2 187,90	£1,57	£720,00	£7 689	£5,50	Tenant has not exercised their 17/06/23 break option
1D	Transport Technology Systems Ltd	£6 930,00	1 476	£4,70	2019/06/28	2022/06/28		2024/06/27	£2 142	£1,45		£8 118	£5,50	28/06/22 rent review outstanding. 28/06/22 break option not exercised
1E	Darlington Association on Disability	£12 600,00	2 000	£6,30	2015/06/01			2020/05/31	£0	£0,00		£11 000	£5,50	Tenant has served notice to vacate. Suite 1E now forms part of Suites 1N and 1P
1F	Headway Darlington & District	£4 735,50	902	£5,25	2022/08/01		2024/08/01	2027/07/31	£1 080	£1,20	£360,00	£4 961	£5,50	
1G	Mr Christopher Mourmouris	£9 988,00	1 816	£5,50	2023/01/09		2025/01/09	2028/01/08	£3 087,20	£1,70	£600,00	£9 988	£5,50	
1H	We Care Bespoke Ltd	£10 625,00	2 376	£4,47	2021/06/15		2023/06/15	2026/06/14	£3 604	£1,52	£960,00	£13 068	£5,50	Tenant has not exercised their 15/06/23 break option
1J	Under Offer	£19 679,00	3 578	£5,50	5 year lease		Year 3	2028	£6 082,60	£1,70	£900,00	£19 679	£5,50	Current tenant has served 01/10/23 notice to break Unit now under offer based on a 5 year lease with TOB year 3. £19,679pa (£5.50psf) plus maintenance rent £6,082.60
1K	Ingeus Uk Limited	£10 850,00	1 808	£6,00	2022/07/25			2023/07/25	£3 073,60	£1,70	£1 020,00	£9 944	£5,50	
1L	De-Tech	£4 842,00	1 217	£3,98	2015/11/01			2018/10/31	£1 200	£0,99		£6 694	£5,50	Holding Over
1N/1P	Darlington Association on Disability	£14 175,00	1 890	£7,50	2016/02/27			2020/05/31	£2 268,00	£1,20		£10 395	£5,50	Tenant has served notice to vacate
1Q	Triage Central Ltd	£4 750,00	650	£7,31	2020/08/26		10/11/23 & 10/11/24	2025/07/31	£1 105	£1,70	£650,04	£3 575	£5,50	
1R	Printwell (North East) Ltd	£6 549,96	1 720	£3,81	2019/05/15			2024/05/14	£2 924	£1,70	£495,96	£9 460	£5,50	Lease guaranteed by John Patrick Sweeney. Tenant did not exercise their 15/05/22 break option
2A	Servoca Nursing and Care Ltd	£13 000,00	2 927	£4,44	2018/07/09			2023/07/08	£3 200	£1,09		£16 099	£5,50	
2B	HumanKind Charity	£3 500,04	786	£4,45	2022/04/01			2024/03/31	£840	£1,07		£4 323	£5,50	Tenant renewed in 2022
2C	Vacant	£0,00	1 151	£0,00					£0,00	£0,00		£6 331	£5,50	Previous tenant (HumanKind) vacated in March 2023
2D	Ingeus Uk Limited	£10 290,00	1 871	£5,50	2021/01/22			2023/10/31	£3 180,70	£1,70	£840,00	£10 291	£5,50	
2E	Lintec Testing Services (UK010)	£7 125,00	1 356	£5,25	2016/09/24			2019/09/23	£1 140	£0,84		£7 458	£5,50	Holding Over
2F	Lintec Testing Services (UK010)	£17 313,00	2 773	£6,24	2016/09/24			2019/09/23	£3 327	£1,20		£15 252	£5,50	Holding Over
2G	Vacant	£0,00	3 849	£0,00					£0,00	£0,00		£21 170	£5,50	
2H	Careline Homecare Ltd	£6 990,00	1 619	£4,32	2017/02/01			2020/01/31	£1 677,60	£1,04		£8 905	£5,50	Holding Over
3A	Vacant	£0,00	2 539	£0,00					£0,00	£0,00		£13 965	£5,50	
3B	Vacant	£0,00	1 298	£0,00					£0,00	£0,00		£7 139	£5,50	
3C & 3D	Shazad Ajmal (t/a Manasawin Training)	£14 824,20	3 796	£3,91	2019/12/04	2022/12/04		2024/12/03	£4 453,20	£1,17	£499,92	£20 878	£5,50	Snooker Training School. Lease guaranteed by Chusak Phetmalaiikul. 04/12/22 rent review outstanding
3E	Benson Wood (Darlington) Ltd	£6 600,00	1 151	£5,73	2014/04/17			2025/09/23	£1 955	£1,70	£750,00	£6 331	£5,50	Renewed 25/09/2020
<b>TOTAL</b>		<b>£205 257,66</b>	<b>50 687</b>						<b>£53 640</b>		<b>£9 595,92</b>	<b>£278 779</b>		