

# Trafford Community Infrastructure Levy Viability Study

## Technical Note on Viability Assessment Assumptions

On behalf of **Trafford Council**



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## Document Control Sheet

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# 1 Introduction

- 1.1.1 This note sets out the evidence supporting the assumptions made that provide the basis for the broad assessments of viability in Trafford as part of the Trafford Community Infrastructure Levy (CIL) Economic Viability Study. Our starting point is to examine work previously completed for the Council and reflect this where appropriate to ensure consistency of approach. We have then analysed transactional information to underpin our assumptions on the value of development per sq. m for each use/development type. This information is presented separately for each use/development type.
- 1.1.2 Our assumptions for residential development are based on analysis of new-build homes on the market, data from the Land Registry, data on residential build costs from BCIS, assessment of the applicability of our assumptions, and consultations with agents and house-builders.
- 1.1.3 Our assumptions for non-residential uses are based on analysis of transactional data to establish rental values, BCIS build cost data and the testing of initial conclusions with agents and developers.

## 2 Residential Uses

### 2.1 Introduction

2.1.1 As a result of the recent economic downturn, there has been significant turbulence in the housing market in Trafford, as elsewhere in the country. Land Registry data for Trafford, summarised in the chart below, shows that average house prices peaked in December 2007 at £198,018, before falling some 19% to £160,393 over the period to April 2009. Since that time the market steadily improved over the period to October 2010, by which time average house prices had reached £184,651. More recently, average house prices have been broadly static, albeit with some turbulence, although the most recent data suggests that the market may be improving once more with the August 2013 data reaching a 5 year high average price of £185,201.



2.1.2 Our approach to establishing the value of residential development in Trafford is to establish typical per sq. m sales values of recent and on-going new developments of housing in the area.

### 2.2 Sources of Information

2.2.1 Our assumptions on residential sales values are based on the following sources of information:

- New build housing currently being marketed in and immediately around Trafford (see Appendix 1);
- Land Registry data (see Appendix 2); and
- Consultations with agents and house-builders.

2.2.2 Our assumptions on residential build costs are sourced from BCIS and also informed by our consultations with house-builders. We have also had regard to the findings of Trafford Economic Viability Study (2009) and the subsequent update in 2011 and sought to achieve a consistent approach where appropriate.

## 2.3 Evidence and Assumptions

2.3.1 The analysis of new build houses on the market, at the time of the original Trafford CIL Economic Viability Study (CIL EVS), revealed asking price values with a very broad range between £1,836 per sq. m and £3,261 per sq. m. The large majority showed asking prices between £2,000 per sq. m and £2,900 per sq. m. The average value was £2,522 per sq. m.

2.3.2 In particular we note:

- At Barton Cross, Urmston three and four bed semi-detached properties are being marketed at values between £1,863 and £2,344 per sq. m.
- Four bed detached properties at Barton Cross, Urmston are being marketed at values of £1,920 per sq. m.
- At Stamford Brook, Altrincham 3 bed semi-detached properties are being marketed at values of £2,821 per sq. m.
- Four bed detached properties at Stamford Brook, Altrincham are being marketed at values between £2,753 and £2,791 per sq. m.

2.3.3 A more recent update of this analysis showed that relatively fewer properties are currently on the market and includes several very large houses in the most affluent areas of Trafford. Taking both data sets together, the average asking price shows an increase to £2,867 per sq. m, although if those marketed at over £1 million are excluded, then average asking price reduces to £2,546 per sq. m. This appears to show some value growth since the time of the original study.

2.3.4 It should be noted that the values identified through this research are asking prices, rather than achieved prices. Typically, discounts from asking prices are between 5% - 10%. A discount of 5% from the average asking price for sub £1 million houses equates to £2,419 per sq. m and a discount of 10% equates to £2,291 per sq. m.

2.3.5 The average size of the new build houses is 190 sq. m, although this figure is also skewed by some extremely large properties in high value areas. If the £1 million houses are excluded, the average unit size is 112 sq. m.

2.3.6 Due to the relatively limited number of new build residential developments being marketed in recent years, we have also analysed Land Registry data for achieved sales prices on newly built homes in the Borough. This data covers the period from February 2010 to August 2013 (the most recent month for which data is available). It is broken down by house type, but does not provide floorspace data to enable values per sq. m, values need to be directly deduced. As such, in analysing and interpreting this data we have applied average unit sizes, based on our research of houses being developed in the area and market norms. This analysis suggests the following achieved values on a per sq. m basis for the different dwelling types:

- Detached: £2,181 based on an average unit size of 130 sq. m
- Semi-detached: £2,081 based on an average unit size of 110 sq. m
- Terraced: £2,395 based on an average unit size of 100 sq. m
- Apartment: £2,706 based on an average unit size of 60 sq. m

2.3.7 On the basis of our analysis, we have assumed the following sales values in respect of houses on small sites (1 ha) which are conservative relative to the data discussed above:

- 'Cold' market sub-area: £1,750 per sq. m;
- 'Moderate' market sub-area: £2,100 per sq. m; and
- 'Hot' market sub-area: £2,775 per sq. m.

2.3.8 We have also assumed the following sales values in respect of apartments on small sites:

- 'Cold' market sub-area: £1,900 per sq. m;
- 'Moderate' market sub-area: £2,300 per sq. m; and
- 'Hot' market sub-area: £3,175 per sq. m.

2.3.9 In the original CIL EVS, assessments of generic 10ha sites were also undertaken. Whilst these have now been somewhat superseded by the site specific viability assessments of the strategic locations included as part of the Post DCS Addendum Report, we summarise the assumptions made at that time below.

2.3.10 In respect of larger sites (10ha) we assumed slightly higher sales values. This reflects the fact that the development of larger sites often comprises the creation of a new destination with associated infrastructure provision and can therefore command higher sales values. Therefore the assumptions made are as follows:

- 'Cold' market sub-area: £1,800 per sq. m;
- 'Moderate' market sub-area: £2,150 per sq. m; and
- 'Hot' market sub-area: £2,800 per sq. m

2.3.11 We have assumed sales values in respect of apartments on large sites of £2,200 per sq. m.

### **Build Costs**

2.3.12 The build cost assumptions in the original CIL EVS are based on BCIS averages for Estate Housing, indexed to Trafford. On top of this figure we apply uplifts for external works (10%) and contingency (5%). We also sought to reflect the cost implications of higher specifications in higher value areas. Taking these factors into account, the build costs applied to houses in the assessments of 1ha residential site scenarios were:



- 'Cold' market sub-area: £850 per sq. m;
- 'Moderate' market sub-area: £875 per sq. m; and
- 'Hot' market sub-area: £900 per sq. m.

2.3.13 Noting that the large site assessments in the CIL EVS have been somewhat superseded by the site specific assessments (as mentioned above), in the case of large sites we assumed that there would be some economies of scale and therefore assumed the following build costs for houses:

- 'Cold' market sub-area: £800 per sq. m;
- 'Moderate' market sub-area: £825 per sq. m; and
- 'Hot' market sub-area: £850 per sq. m.

2.3.14 With respect to apartments on small sites we have assumed the following build costs:

- 'Cold' market sub-area: £1,000 per sq. m;
- 'Moderate' market sub-area: £1,025 per sq. m; and
- 'Hot' market sub-area: £1,075 per sq. m.

2.3.15 On large sites we have assumed a build cost of £1,350 per sq. m for apartments.

### **Other Costs**

2.3.16 In addition to the above, we also included an allowance for on-site secondary infrastructure (e.g. utilities extensions, spine roads, strategic landscaping and drainage systems and the like, which are part of ordinary development costs and which would not be part of any s.106/278 contribution) of £100,000 per ha in respect of 1 ha sites. In respect of larger 10 ha sites this figure is increased to £350,000 per ha, reflecting the need for a greater level of on-site secondary infrastructure provision.

2.3.17 A range of other development costs are also factored into the assessments as follows:

- Stamp duty and purchase cost on land acquisition – 6% of land costs
- Professional fees – 10% of build costs and on-site secondary infrastructure costs
- Cost of sales – 3% of development value
- Finance costs – 7% per annum
- 'Residual S106' costs - £1,000 per unit (increased to £2,000 per unit on larger sites)
- Sales rate – 9 units per quarter

## Size, Site Area and Density

2.3.18 We have assumed that the average house sizes are as follows, based on our analysis of new homes that are currently on the market and recent trends:

- 'Cold' market sub-area: 100 sq. m
- 'Moderate' market sub-area: 120 sq. m; and
- 'Hot' market sub-area: 140 sq. m.

2.3.19 In relation to apartments we have assumed average sizes as follows:

- 'Cold' market sub-area: 50 sq. m
- 'Moderate' market sub-area: 55 sq. m;
- 'Hot' market sub-area: 80 sq. m; and
- Large sites: 50 sq. m

2.3.20 The following development densities for houses are used based on policy aspirations and recent development schemes in Trafford:

- 'Cold' market sub-area: 40 dwellings per ha
- 'Moderate' market sub-area: 38 dwellings per ha; and
- 'Hot' market sub-area: 36 dwellings per ha.

2.3.21 For apartments we have assumed the following development densities:

- 'Cold' market sub-area: 80 dwellings per ha
- 'Moderate' market sub-area: 80 dwellings per ha;
- 'Hot' market sub-area: 70 dwellings per ha; and
- Large sites: 240 dwellings per ha .

2.3.22 The higher density for apartments on larger sites reflects the type of development likely to come forward at these locations and analysis of density figures in available development briefs in the Trafford and surrounding area, including the Pomona Island Masterplan.

## Land Cost

2.3.23 Clearly, the value of a piece of land to a developer will vary significantly from one site to the next as a result of its specific characteristics, including:

- Size and shape;

- Topography and ground conditions;
- Location and potential sales values;
- Capacity of and ease of connection with surrounding infrastructure e.g. local utility networks;
- Whether the site is allocated and/or benefits from a suitable planning permission; and
- The nature of the planning permission and Developer Contributions that can reasonably be expected.

2.3.24 Whilst our assessments seek to test a range of likely market conditions evident within Trafford, we also seek to ensure that, as far as is possible in all other respects, we are comparing like with like. Therefore, our assumption in terms of land is that all sites will be cleared and remediated (if they are brownfield) and fully serviced parcels (if they are greenfield) so that in either scenario they are readily developable. For sites that are not in this condition, these costs would be subtracted from the gross land value in the offer that any rational developer would make to a landowner in any case. This approach reflects what happens in practice in land transactions and is an approach that has been found sound in examinations elsewhere.

2.3.25 We have gathered details on comparable residential land transactions in the area. This information has informed our assumptions in respect of land values, but was provided on a confidential basis and as such cannot be included as part of this report.

2.3.26 Our land cost assumptions also take account of data on residential land values published by the Valuation Office Agency (VOA) in its Property Market Reports. Until 2009, the VOA data was available at a more detailed geography and data was published for Trafford. In July 2009, the VOA's assessment of residential land value in Trafford was £2.1m per ha. The 2011 VOA Property Market Report published data for the adjoining authority of Manchester. In January 2011, the VOA's assessment of residential land value in Manchester was £1.33m per ha. It is important to note, however, that the data is based on the somewhat vague assumption that the 'market expectations' in terms of affordable housing provision, developer contributions, density and the like are assumed, rather than full policy requirements.

2.3.27 We have also considered the value of likely existing and alternative uses of land and their implications for residential land value. For example, an alternative use of some residential land is for employment. The 2011 Property Market Report cites industrial land values at £650,000 per ha. An uplift of c30% over this level is often used as a proxy for considering residential land values. This suggests residential land values of £845,000 per ha.

2.3.28 Some of the land on which new residential development will take place may be agricultural. The VOA's 2011 Property Market Report indicates that the highest average value agricultural land in the North West is worth approximately c£23,500 per hectare. In order to inform residential land values, a multiplier of c15 times the agricultural values, plus the cost of servicing the site and on site infrastructure is often applied. This suggests residential land values in the region of £600,000 per ha.

2.3.29 In addition to this, we also discussed land values with developers and agents active in the local market as a balance and cross-check of the VOA data. These consultations revealed

that residential land values in Trafford vary widely according to location and can reach over £2m per ha, subject to site specific details and policy requirements.

2.3.30 We have assumed the following land values in respect of both houses and apartments which we consider to be reasonable in current market conditions. Land costs for the larger sites of c10ha were assumed to be 20 to 25 per cent lower on a per ha basis, taking account of the greater inherent risks of development on that scale.

- 'Cold' market sub-area: £900,000 per ha for small sites and £700,000 per ha for large sites;
- 'Moderate' market sub-area: £1.45m per ha for small sites and £1.125m per ha for large sites; and
- 'Hot' market sub-area: £2.4m per ha for small sites and £1.8m per ha for large sites.

## 3 Non Residential Uses

3.1.1 For non-residential uses, we use a simple high-level assessment of the costs and values associated with developing a range of uses, based on a model that considers a single sq. m of development. The value is a function of prevailing rental levels, capitalised using an assumed yield relevant to the use and the location, less the value of any likely inducements such as rent free periods.

3.1.2 Development costs take account of land acquisition costs, construction costs and a range of other factors set out below. Our assumptions in these respect are based on industry standard 'norms' and/or our experience of development delivery. The assumptions are as follows:

- External works at 10% of build cost
- Professional fees at 10-12% of build costs, depending on use;
- Likely Section 106/278 contributions based on experience of developments elsewhere;
- Marketing and cost of sales at 5% of development value;
- Contingency at 5% of costs;
- Interest at 10% on all costs (excluding developer's margin) broadly equating to an annual rate of 7% on an 18 month build period; and
- Developer's margin at 20% of cost.

### 3.2 Sources of Information

3.2.1 Our assumptions on non-residential values are based on the following sources of information:

- Focus CoStar (see Appendix Two);
- UK Prime Rent and Yield Monitor, CBRE (Q1 2012);
- UK Regional Offices Market, CBRE (2011);
- Property Times, UK Regional Offices, DTZ (Q1, 2012);
- Logistics and Industrial Commentary, Knight Frank (2011);
- Property Times, UK Industrial, DTZ (Q1, 2012); and
- Retail Warehousing, Knight Frank (2011).

3.2.2 Our assumptions on non-residential build costs are based on BCIS data.

### 3.3 Town Centre Offices

- 3.3.1 Trafford attracts a range of office occupiers, although the core of the office market is for small to medium sized units meeting the needs of local businesses. Within the wider area there is significant competition for office premises from Manchester City Centre, Salford Quays, Stockport Town Centre, Cheadle and Manchester Airport.
- 3.3.2 The Adopted Core Strategy (January 2012) makes provision for 190 ha of new employment development within Trafford to 2025/26. Policy W1.5 encourages the provision of office development within the town centres. Policy W2 specifically identifies the potential for the development of 10,000 sq. m office floorspace in Altrincham Town Centre and 3,000 sq. m office floorspace in Sale Town Centre.
- 3.3.3 The main locations for town centre office premises in Trafford are the centres of Altrincham and Sale, which fall within the wider South Manchester office market. There is further town centre office floorspace in the town centres of Stretford and Urmston, albeit on a much smaller scale.

#### Altrincham

- 3.3.4 There are a number of recorded recent transactions on the Focus database for office space in Altrincham Town Centre. These lettings have largely been for smaller units of below 250 sq. m.
- 3.3.5 Notable lettings include that at Garden Place, Victoria Street of 93 sq. m to a subsidiary company of Victoria & Springfield LLP at an achieved rent of £161 per sq. m. A 227 sq. m unit at Tabley Court, Stamford Street was let to Health Management on a five year lease for an achieved rent of £108 per sq. m. At Station House, Stamford New Road a 328 sq. m unit was let to United Capital on a five year lease for an achieved rent of £161 per sq. m. We also note the larger letting in 2008 of 1,463 sq. m of office floorspace at Springbank House, Stamford Street to Mott MacDonald Group Ltd on a 15 year lease for an achieved rent of £215 per sq. m.
- 3.3.6 Notable more recent transactions include a letting of 1,040 sq.m office space to McCarthy & Stone on a 15 year lease at £157 per sq. m; a 142sq .m space to Blackstone Solicitors at £197 per sq. m on a 10 year lease; and a unit of 256 sq. m to Darbys Solicitors LLP at £161 per sq. m.
- 3.3.7 Our consultations with locally active agents suggest that rental values for good quality new office space in Altrincham Town Centre are likely to be in the region of £170 per sq. m.

#### Other Town Centres

- 3.3.8 The other town centres in Trafford, as defined by the Core Strategy, are Sale, Stretford and Urmston. There are a number of recorded recent transactions on the Focus database for office space in Sale Town Centre. These lettings have largely been for smaller units of below 150 sq. m. The transactional data for Stretford and Urmston is more limited, reflecting the market for offices in these locations.

- 3.3.9 In Sale we note the recent letting at Stamford House, Northernden Road of 110 sq. m to Gresham Wealth Management on a five year lease for an achieved rent of £108 per sq. m. A further 50 sq. m unit at Stamford House was let to Zinc Consumer Ltd for an achieved rent of £215 per sq. m. We also note a range of smaller office lettings at Stamford House, for below 30 sq. m, that have achieved rents in the region of £215 per sq. m. At Craven Court, Britannia Road a 210 sq. m unit was let to Proline UK Ltd on a five year lease for an achieved rent of £86 per sq. m. A 101 sq. m unit at Cadman House, Wharf Road was let to an undisclosed tenant for an achieved rent of £128 per sq. m
- 3.3.10 In Stretford we note the letting of a 196 sq. m unit at 1246 Chester Road to Hertz Rent-a-Car on a 15 year lease for an achieved rent of £192 per sq. m. At 164a-166a Barton Road 103 sq. m of floorspace was let to an undisclosed tenant on confidential terms where the quoting rent was £97 per sq. m. In Urmston at 26 Crofts Bank Road a 118 sq. m unit was let to Monkey Marketing Ltd for an achieved rent of £85 per sq. m. At 2 Railway Road a 72 sq. m unit was let to First Aid Academy on confidential terms where the quoting rent was £91 per sq. m.
- 3.3.11 Our consultations with locally active agents suggest that typically office rents in the other town centres within Trafford can achieve up to £140 per sq. m for modern high quality office space.

### Assumptions Used

- 3.3.12 On the basis of our analysis, we consider that rental values of £170 per sq. m, with a yield of 8.5% could be achieved in Altrincham Town Centre. In the other town centres we consider that rental values of £140 per sq. m, with a yield of 9.0% could be achieved. The assumed build costs based on analysis of BCIS data are £1,200 per sq. m.

**Table 3.1 Town Centre Offices Assumptions**

Altrincham	Rent per sq. m	£170
	Yield	8.5%
	Build cost per sq. m	£1,200
Other Town Centres	Rent per sq. m	£140
	Yield	9.0%
	Build cost per sq. m	£1,200

- 3.3.13 It is important to emphasise that these figures apply to new build office development that is of high quality and well located within the town centres and would therefore attract a higher rental value than existing lower quality secondary stock.

### 3.4 Business Park Offices

- 3.4.1 The Core Strategy states that there are insufficient town centre sites to meet identified needs for new office floorspace. Therefore Policy W1.5 identifies Pomona Island, Trafford Wharfside, Trafford Park Core, Carrington, Broadheath, and Trafford Centre Rectangle as appropriate locations for B1 office development.
- 3.4.2 There is a significant amount of office floorspace in out of centre locations across Trafford. We note the letting of 90 sq. m of floorspace at Metropolitan House, City Park Business Village to Rehab Works on a three year lease for an achieved rent of £156 per sq. m. At

School House, Trafford Park a 104 sq. m unit was let to Gamma Telecom Ltd on a three year lease for an achieved rent of £178 per sq. m. A 181 sq. m unit at St Georges Court, Altrincham Business Park was let to Co-Operative Funeral Services Ltd on a five year lease for an achieved rent of £125 per sq. m. At Quay West, Trafford Park 241 sq. m of office floorspace was let to Tuscor Lloyds (UK) Ltd for an achieved rent of £167 per sq. m. At Brightgate House, Cobra Court a 511 sq. m unit was let to Kellogg UK Holding Company Ltd on a three year lease for an achieved rent of £161 per sq. m.

- 3.4.3 Furthermore our consultations with local developers and agents suggest that rental levels for high quality modern business park offices can achieve up to £160 per sq. m.

### Assumptions Used

- 3.4.4 On the basis of our analysis, we consider that high quality brand new business park type office development in Trafford could achieve rental values of £160 per sq. m with a yield of 8.25% in the current market. The assumed build costs based on analysis of BCIS data are £1,100 per sq. m.

**Table 3.1 Business Park Offices Assumptions**

Rent per sq. m	£160
Yield	8.25%
Build cost per sq. m	£1,100

## 3.5 Industrial and Warehousing

- 3.5.1 There is a significant amount of industrial and warehouse stock in Trafford with the majority of floorspace focused on the major industrial estate of Trafford Park, with further industrial floorspace at Carrington. The industrial core of Trafford Park is home to premises for major multi-national companies including Kelloggs, L'Oreal, Proctor and Gamble and Cerestar Cargill. Further concentrations of industrial premises in Trafford can be found at Carrington, Broadheath, Lyon Industrial Estate, and Altrincham Business Park.
- 3.5.2 As we note in respect of industrial and warehousing, the Core Strategy makes provision for 190 ha of new employment development within Trafford to 2025/26. The employment floorspace will be focused on Pomona Island; Trafford Wharfside; Trafford Park Core; Trafford Centre Rectangle; Carrington; Broadheath and the Town Centres.

### Trafford Park

- 3.5.3 Trafford Park is one of the major industrial locations in the North West. We note that there is limited scope for any significant expansion of Trafford Park due to constraints on land supply. The development of any new premises in this area is therefore likely to result in limited net additional floorspace.
- 3.5.4 At Units 1-15 Chancerygate Business Centre 230 sq. m of floorspace was let to Auto Windscreens Ltd on a six year lease for an achieved rent of £54 per sq. m. At Units 6-16 Ashburton Park a 457 sq. m unit was let to Capital Stores Ltd for an achieved rent of £59 per sq. m. A 28 sq. m unit at Westbrook Park was let to Extons Foods Ltd on a three year lease for an achieved rent of £73 per sq. m. At Units 8-10 Stretford Motorway Estate 272 sq. m of



floorspace was let to SK Sports Supplies on a three year lease for an achieved rent of £54 per sq. m. A 2,601 sq. m unit at Units 704-705 Kings Park was let to Kutchenhaus Ltd on a ten year lease for an achieved rent of £59 per sq. m. At Units 7-14 Premier Park 958 sq. m of floorspace was let to the BBC on a ten year lease for an achieved rent of £59 per sq. m. At Electric Park 19,324 of warehousing floorspace was let to Biffa Waste Services Ltd on a 20 year lease for an achieved rent of £51 per sq. m.

- 3.5.5 More recently, APC Manchester Ltd have taken 1,265 sq. m of space in Trafford Park at a rent of £54 per sq. m; Edmundson Electrical have let 633sq. m of space £65 per sq. m on a 10 year lease; and CBS Outdoor Ltd have taken 913 sq. m at £92 per sq. m albeit on a short 4 year lease.
- 3.5.6 Our analysis suggests that rental levels for industrial premises have remained relatively stable despite the economic downturn. The transactional evidence and the findings of our consultations suggest that rental levels in Trafford Park are in the region of up to £55-65 per sq. m.

### Outside Trafford Park

- 3.5.7 A 557 sq. m unit at Altrincham Business Park was let to an undisclosed tenant for an achieved rent of £54 per sq. m. At the Willan Trading Estate a 110 sq. m unit let to Total Water Services Ltd on a three year lease for an achieved rent of £59 per sq. m. A 228 sq. m unit at Lyon Industrial Estate let to Millennium Supplies on a five year lease for an achieved rent of £48 per sq. m. At Stag Industrial Estate a 231 sq. m unit was let to Pacific Resources International Ltd on a five year lease for an achieved rent of £55 per sq. m. A 281 sq. m unit at Altrincham Business Park let to Sky Wheels Group Ltd on a two and a half year lease for an achieved rent of £55 per sq. m. At Lyon Industrial Estate an 815 sq. m unit let to Chadwick Textiles Ltd on a three year lease for an achieved rent of £34 per sq. m.
- 3.5.8 Recent transactions include that by Odema Ltd for 760 sq. m in Broadheath at £64 per sq. m on a 10 year lease; Sky Wheels Ltd have taken 377 sq. m, also in Broadheath, at £48 per sq. m on a 5 year lease and Airline Service have taken 2,700 sq. m on Roundthorne Industrial Estate at £46 per sq. m.
- 3.5.9 Our analysis suggests that rental levels for brand new industrial premises outside of Trafford Park are likely to be in the region of £50-55 per sq. m.

### Assumptions Used

- 3.5.10 On the basis of our analysis, we consider that high quality new industrial development within Trafford Park could achieve rental values of £65 per sq. m with a yield of 7.25%. Outside Trafford Park industrial development could achieve rental values of £50 per sq. m with a yield of 8.50%. The assumed build costs based on analysis of BCIS data are £520 per sq. m.

**Table 3.2 Industrial and Warehousing Assumptions**

Trafford Park	Rent per sq. m	£65
	Yield	7.25%
	Build cost per sq. m	£520

Outside Trafford Park	Rent per sq. m	£55
	Yield	8.5%
	Build cost per sq. m	£520

### 3.6 Comparison Retail

- 3.6.1 Rental values in town centre comparison retail units can vary significantly on a per sq. m basis according to a number of factors, particularly the location, quality and size of the units. High profile lettings to major retailers are often made on confidential terms and as such some evidence of transactions at the top end of the rental value range may be hidden.
- 3.6.2 The Core Strategy supports the continued development of the Borough's town centres as commercial, retail and leisure hubs. Altrincham is identified in Policy W2.2 as the principal town centre in the Borough with a focus on quality comparison retail and capable of delivering 20,000 sq. m retail floorspace. In the other town centres, namely Sale, Stretford and Urmston, there will be a focus on consolidation and improvement of the comparison retail offer. Policy W2.5 specifically identifies Sale for the delivery of 4,000 sq. m of new retail floorspace.
- 3.6.3 The Trafford Centre is a freestanding regional shopping centre of some 176,500 sq. m. The centre is anchored by the major national retailers Selfridges, Debenhams, John Lewis and Marks and Spencer and generates an annual rental income in the region of £88m per annum. In 2011 Capital Shopping Centres Group Plc (Intu Properties Plc) purchased the freehold interest in The Trafford Centre from Peel Holdings Plc in a deal worth approximately £1.65bn at a yield of 5.01 per cent. In the Core Strategy, Policy W2.13 states there is a presumption against large-scale extensions to the Trafford Centre.

#### Altrincham

- 3.6.4 Altrincham Town Centre is focused on George Street and Stamford New Road. The main location for comparison retail floorspace is Stamford Quarter which contains a number of national retailers in modern, high quality units.
- 3.6.5 At Stamford Quarter a 128 sq. m unit was let to Grainger Games on a ten year lease for an achieved rent of £216 per sq. m on an overall basis. A further 115 sq. m unit was let to Past Times on a one year lease for an achieved rent of £408 per sq. m on an overall basis. At 56 Greenwood Street a 74 sq. m unit was let to Self Video Ltd for an achieved rent of £222 per sq. m on an overall basis. A 59 sq. m unit at 64 George Street was let to The Money Shop on a ten year lease for an achieved rent of £427 per sq. m on an overall basis. We also note the large letting of a 2,054 sq. m unit at Stamford Quarter to Wilkinsons on a 15 year lease for an achieved rent of £97 per sq. m on an overall basis.
- 3.6.6 The most recent transactions in Altrincham include a 51 sq. m unit on George Street let on a 5 year lease at £235 per sq. m; a unit of 50 sq. m on Regent Road let to Electronic Cigarettes Ltd at £210 per sq. m; and a unit in Graftons Shopping Centre of 197 sq. m let to Bloom Jazz at £260 per sq. m (all on an overall basis).
- 3.6.7 Our analysis and consultations with local agents suggests prime retail rents in Altrincham Town Centre are in the region of £250 per sq. m on an overall basis.

## Sale

- 3.6.8 Sale Town Centre is focused on The Square Shopping Centre which provides the majority of Sale's comparison retail offer and was refurbished in 2004.
- 3.6.9 Within The Square Shopping Centre a 102 sq. m unit was let to Grainger Games Ltd on a ten year lease for an achieved rent of £245 per sq. m on an overall basis. A 107 sq. m unit at 19c School Road was let to William Hill Ltd on a 20 year lease for an achieved rent of £280 per sq. m on an overall basis. A 72 sq. m unit at Old School House, School Road was let to Cash Store Ltd on a ten year lease for an achieved rent of £209 per sq. m on an overall basis. At 41-43 School Road a 218 sq. m unit was let to Everything Everywhere Ltd on a ten year lease for an achieved rent of £160 per sq. m on an overall basis.
- 3.6.10 Our analysis and consultations with local agents suggests that retail rents in Sale Town Centre are in the region of £200 per sq. m on an overall basis.

## Stretford

- 3.6.11 Stretford Town Centre is focused on the 1960's built Stretford Mall which provides the majority of Stretford's comparison retail offer.
- 3.6.12 Within Stretford Mall a 229 sq. m unit was let to Card Factory on a ten year lease for an achieved rent of £251 per sq. m on an overall basis. A 91 sq. m unit at Stretford Mall was let to The Money Shop on a ten year lease for an achieved rent of £392 per sq. m on an overall basis. A 167 sq. m unit at Stretford Mall was let to Smiths Menswear Ltd for an achieved rent of £305 per sq. m on an overall basis. A further 576 sq. m unit at Stretford Mall was let to Perfect Home Ltd for an achieved rent of £208 per sq. m on an overall basis. A 488 sq. m unit at Stretford Mall was let to Top Grade Sports Wear on confidential terms where the quoting rent was £184 per sq. m on an overall basis.
- 3.6.13 Our analysis and consultations with local agents suggests that prime retail rents in Stretford Mall are in the region of £200 per sq. m on an overall basis.

## Urmston

- 3.6.14 The comparison retail offer in Urmston is focused on the recently completed Eden Shopping Centre that replaced the dated Urmston Shopping Centre. Discussions with the commercial agents responsible for Eden Shopping Centre indicate that potential occupiers are awaiting the completion of Phase 2 later in 2012 (pre-let to Aldi, Iceland and Quality Save) before committing to floorspace at this location.
- 3.6.15 There is very limited confirmed transactional data for Urmston Town Centre, however there are several recent lettings at the Eden Shopping Centre where lease details are confidential but the quoting rent is available. We note the letting of 110 sq. m at the Eden Shopping Centre to Hallmark Thorntons on confidential terms where the quoting rent was £273 per sq. m on an overall basis. A 124 sq. m unit at the Eden Shopping Centre let to Greggs Plc on confidential terms where the quoting rent was £351 per sq. m on an overall basis. A further 246 sq. m at the Eden Shopping Centre let on confidential terms where the quoting rent was £269 per sq. m on an overall basis.

- 3.6.16 Our analysis and consultations with local agents suggests that achieved prime retail rents in Urmston Town Centre are in the region of £200 per sq. m on an overall basis.

### Assumptions Used

- 3.6.17 On the basis of our analysis, we consider that new prime town centre retail floorspace could achieve rental values on a per sq. m basis of £250 per sq. m on an overall basis in Altrincham Town Centre at a yield of 7.5% and £200 per sq. m on an overall basis in the other town centres at a yield of 8.0%. The assumed build cost based on analysis of BCIS data is £730 per sq. m. These assumptions are based on high quality retail units suited to modern retailer requirements.

**Table 3.3 Town Centre Comparison Retail Assumptions**

Altrincham	Rent per sq. m	£250
	Yield	7.5%
	Build cost per sq. m	£730
Other Town Centre	Rent per sq. m	£200
	Yield	8.0%
	Build cost per sq. m	£730

## 3.7 Retail Warehousing

- 3.7.1 Rental values and yields for retail warehousing are predominantly based on national trends as opposed to the local market with variations dictated largely by the covenant strength of occupiers. We have therefore considered the information contained within the latest CBRE Prime Rent and Yield Monitor (Q1, 2012) and the Knight Frank Retail Warehousing research (2011), making a slight adjustment to reflect the Trafford market.
- 3.7.2 There are three existing retail warehouse parks within Trafford, namely, White City Retail Park, Trafford Retail Park and Altrincham Retail Park. There is further retail warehouse type development across the Borough at various out of centre locations.
- 3.7.3 There are a limited number of retail warehouse deals for which transactional data is available on the Focus Costar database. We note the recent letting of 93 sq. m at Stamford Brook Shopping Centre to Johnsons for an achieved rent of £215 per sq. m. At Trafford Retail Park a 956 sq. m unit let to Pets at Home on a ten year lease for an achieved rent of £215 per sq. m.
- 3.7.4 The findings of our analysis and consultations suggest rental values for retail warehousing are in the region of £180 per sq. m.

### Assumptions Used

- 3.7.5 On the basis of our analysis, a per sq. m value for retail warehousing as part of the viability assessment for this type of development is assumed to be £180 per sq. m at a yield of 8.0 per cent. The assumed build costs based on BCIS data are £600 per sq. m.

**Table 3.4 Retail Warehousing Assumptions**

Rent per sq. m	£180
Yield	8.0%
Build cost per sq. m	£600

### **3.8 Supermarket Convenience Retail**

- 3.8.1 Our testing of out of centre convenience retailing has focussed on a larger out of town grocery store. Whilst development costs are relatively high, the strength of covenant provided by their operators and the rents that they achieve outweighs these costs.
- 3.8.2 Convenience retail continues to be one of the best performing sectors in the UK. Leases to the main supermarket operators (often with fixed uplifts) command premiums with investment institutions. Although there are some small regional variations on yields, they remain strong across the board with investors focussing primarily on the strength of the operator covenant and security of income. We would therefore suggest the evidence base for convenience retail can be approached on a wider regional or even national basis when justifying CIL charging.
- 3.8.3 Our research, covering just under 50 stores across the UK, suggests that rental values for supermarkets generally range from £165 - £260 per sq. m, with the majority being between £190 per sq. m and £240 per sq. m. We have yield data on over 40 recent supermarket transactions, for which the average is 4.8%. This data was provided on a confidential basis and as such the raw data is not included as part of this note.

#### **Assumptions Used**

- 3.8.4 On the basis of our analysis, a per sq. m value for supermarket convenience retail, part of the viability assessment for this type of development is conservatively assumed to be £200 per sq. m at a yield of 5.50 per cent. The assumed build costs based on BCIS data are £1,000 per sq. m.

**Table 3.6 Convenience Retail Assumptions**

Rent per sq. m	£200
Yield	5.50%
Build cost per sq. m	£1,000

## 4 Summary

4.1.1 Our assumptions for residential development in Trafford are shown in Table 4.1 below:

**Table 4.1: Residential Viability Assumptions**

			<b>Small Sites</b>	<b>Large Sites</b>
<b>Cold Market Sub-Area</b>	Houses	Value per sq. m	£1,750	£1,800
		Build cost per sq. m	£850	£800
	Apartments	Value per sq. m	£1,900	£2,200
		Build cost per sq. m	£1,000	£1,350
<b>Moderate Market Sub-Area</b>	Houses	Value per sq. m	£2,100	£2,150
		Build cost per sq. m	£875	£825
	Apartments	Value per sq. m	£2,300	£2,200
		Build cost per sq. m	£1,025	£1,350
<b>Hot Market Sub-Area</b>	Houses	Value per sq. m	£2,775	£2,800
		Build cost per sq. m	£900	£850
	Apartments	Value per sq. m	£3,175	£2,200
		Build cost per sq. m	£1,075	£1,350

4.1.2 Table 4.2 below shows the assumptions made in respect of rents, yields and build costs for non-residential development with respect to Trafford.

**Table 4.2: Non-Residential Viability Assumptions**

<b>Town Centre Offices</b>		
Altrincham	Rent per sq. m	£170
	Yield	8.50%
	Build cost per sq. m	£1,200
Other Town Centres	Rent per sq. m	£140
	Yield	9.00%
	Build cost per sq. m	£1,200
<b>Business Park Office</b>		
	Rent per sq. m	£160
	Yield	8.25%
	Build cost per sq. m	£1,100
<b>Industrial/Workshop</b>		
Trafford Park	Rent per sq. m	£65
	Yield	7.25%
	Build cost per sq. m	£520

Outside Trafford Park	Rent per sq. m	£55
	Yield	8.50%
	Build cost per sq. m	£520
<b>Comparison Retail</b>		
Altrincham	Rent per sq. m	£250
	Yield	7.50%
	Build cost per sq. m	£730
Other Town Centres	Rent per sq. m	£200
	Yield	8.00%
	Build cost per sq. m	£730
<b>Retail Warehouse</b>		
	Rent per sq. m	£180
	Yield	8.00%
	Build cost per sq. m	£600
<b>Major Food Retail</b>		
	Rent per sq. m	£200
	Yield	5.50%
	Build cost per sq. m	£1,000





## Appendix 1 Residential Data



**LAND REGISTRY ACHIEVED HOUSE PRICE DATA (NEW-BUILD ONLY)**

Sale Price	Date	Postcode	Type		Address 3	Town 1	Town 2	Local Authority
			(Det, Terr, Semi, Flat)	Newbuild (Y/N)				
£200,000	15/10/2010	M31 4RH	D	Y	MAYPOLE CLOSE	CARRINGTON	MANCHESTER	TRAFFORD
£180,000	03/09/2010	M32 9PW	D	Y	FOUNTAINS ROAD	STRETFORD	MANCHESTER	TRAFFORD
£184,995	20/12/2011	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£187,495	20/12/2011	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£210,995	19/12/2011	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£199,995	12/12/2011	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£184,995	20/12/2011	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£209,995	16/12/2011	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£210,995	15/12/2011	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£179,995	20/12/2011	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£201,955	12/12/2011	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£475,000	02/09/2011	WA14 4PG	D	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£479,950	23/06/2011	WA14 4PG	D	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£460,000	09/09/2011	WA14 4PG	D	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£339,950	27/06/2011	WA14 4PG	D	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£339,950	29/06/2011	WA14 4PG	D	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£245,000	14/11/2011	WA14 5UB	D	Y	DAISYGATE DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£260,000	11/03/2011	WA14 5UJ	D	Y	APPLEMINT CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£250,000	26/02/2010	WA14 5UL	D	Y	RIVERBROOK ROAD	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£401,120	26/07/2010	WA14 5YG	D	Y	HEATHERBELL CLOSE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£330,000	27/04/2010	WA14 5YG	D	Y	HEATHERBELL CLOSE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£332,995	27/05/2010	WA14 5YG	D	Y	HEATHERBELL CLOSE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£330,000	06/05/2010	WA14 5YJ	D	Y	LINGHEATH MEWS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£310,000	30/07/2010	WA14 5YJ	D	Y	LINGHEATH MEWS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£316,345	30/04/2010	WA14 5YN	D	Y	AVENSBECK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£398,995	05/05/2011	WA14 5YP	D	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£330,000	04/06/2010	WA14 5YP	D	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£325,000	12/03/2010	WA14 5YP	D	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£375,245	19/03/2010	WA14 5YP	D	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£339,995	28/04/2011	WA14 5YP	D	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£339,995	28/01/2011	WA14 5YS	D	Y	ROSEBECK WALK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£211,745	03/09/2010	WA14 5YS	D	Y	ROSEBECK WALK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£356,246	16/08/2010	WA14 5ZB	D	Y	TANSYBROOK WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£374,000	22/09/2010	WA14 5ZB	D	Y	TANSYBROOK WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£250,000	01/07/2011	WA14 5ZE	D	Y	SINDERLAND ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£204,250	19/02/2010	WA14 5ZG	D	Y	VETCHWOOD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£215,000	19/02/2010	WA14 5ZG	D	Y	VETCHWOOD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£204,995	09/03/2010	WA14 5ZG	D	Y	VETCHWOOD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£220,000	12/02/2010	WA14 5ZG	D	Y	VETCHWOOD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£238,615	05/08/2011	WA14 5ZN	D	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£220,000	11/06/2010	WA14 5ZN	D	Y	OVER ASHBERRY		ALTRINCHAM	TRAFFORD
£375,000	23/04/2010	WA14 5ZN	D	Y	OVER ASHBERRY		ALTRINCHAM	TRAFFORD
£280,000	27/01/2011	WA14 5ZP	D	Y	HEATHERMOUNT	BROADHEATH	ALTRINCHAM	TRAFFORD
£225,000	18/02/2011	WA14 5ZQ	D	Y	STOCKDOVE MEWS		ALTRINCHAM	TRAFFORD
£219,995	24/02/2012	WA14 5ZP	D	Y	HEATHERMOUNT	BROADHEATH	ALTRINCHAM	TRAFFORD
£205,995	16/03/2012	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£256,495	16/03/2012	WA14 5YQ	D	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£256,495	16/03/2012	WA14 5YQ	D	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£214,995	19/03/2012	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£412,000	08/05/2012	WA14 4PG	D	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£412,000	08/05/2012	WA14 4PG	D	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£213,746	14/05/2012	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£209,995	17/05/2012	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£214,695	18/05/2012	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£184,995	31/05/2012	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£223,995	31/05/2012	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£223,995	31/05/2012	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£309,995	14/06/2012	WA14 5ZH	D	Y	CANDLEBERRY CLOSE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£325,995	15/06/2012	WA14 5ZN	D	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£325,995	26/06/2012	WA14 5ZN	D	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£325,995	26/06/2012	WA14 5ZN	D	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£325,995	26/06/2012	WA14 5ZN	D	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£184,995	29/06/2012	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£224,995	29/06/2012	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£225,995	29/06/2012	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD

£214,000	16/07/2012	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£214,695	27/07/2012	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£315,995	20/09/2012	WA14 5YU	D	Y	POPPYWOOD AVENUE		ALTRINCHAM	TRAFFORD
£315,995	25/09/2012	WA14 5YU	D	Y	POPPYWOOD AVENUE		ALTRINCHAM	TRAFFORD
£238,995	28/09/2012	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£439,995	12/10/2012	WA14 5YU	D	Y	POPPYWOOD AVENUE		ALTRINCHAM	TRAFFORD
£214,695	30/10/2012	M41 7NN	D	Y	BROADWAY	URMSTON	MANCHESTER	TRAFFORD
£187,995	23/11/2012	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£449,995	22/04/2013	WA14 5YT	D	Y	HOLLYFERN ROAD	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£189,995	01/05/2013	M41 7GA	D	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£317,200	07/05/2013	WA14 5SR	D	Y	AYLESBURY CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£313,452	10/05/2013	WA14 5SR	D	Y	AYLESBURY CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£544,995	14/05/2013	WA14 5YT	D	Y	HOLLYFERN ROAD	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£270,750	17/05/2013	WA14 5SR	D	Y	AYLESBURY CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£342,000	24/05/2013	WA14 5SR	D	Y	AYLESBURY CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£360,000	24/05/2013	WA14 5SR	D	Y	AYLESBURY CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£285,995	28/05/2013	WA14 4FB	D	Y	JUBILEE WAY	BROADHEATH	ALTRINCHAM	TRAFFORD
£237,995	31/05/2013	WA14 4FD	D	Y	MINERVA CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£352,950	31/05/2013	WA14 5SR	D	Y	AYLESBURY CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£245,995	04/06/2013	WA14 4FB	D	Y	JUBILEE WAY	BROADHEATH	ALTRINCHAM	TRAFFORD
£329,950	18/06/2013	WA14 5HZ	D	Y	BARLOW ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
<b>£283,591</b>	<b>130</b>	<b>£2,181.47</b>						

£155,500	03/11/2011	M32 0HN	F	Y	THE BOWLING GREEN	STRETFORD	MANCHESTER	TRAFFORD
£154,500	19/03/2010	M32 0HN	F	Y	THE BOWLING GREEN	STRETFORD	MANCHESTER	TRAFFORD
£125,000	19/03/2010	M32 0HN	F	Y	THE BOWLING GREEN	STRETFORD	MANCHESTER	TRAFFORD
£156,950	13/05/2010	M32 0HN	F	Y	THE BOWLING GREEN	STRETFORD	MANCHESTER	TRAFFORD
£120,000	08/04/2011	M32 0HN	F	Y	THE BOWLING GREEN	STRETFORD	MANCHESTER	TRAFFORD
£154,950	14/07/2011	M32 0HN	F	Y	THE BOWLING GREEN	STRETFORD	MANCHESTER	TRAFFORD
£124,950	12/08/2010	M33 3AN	F	Y	HOLMEFIELD		SALE	TRAFFORD
£215,000	23/07/2010	M33 3AN	F	Y	HOLMEFIELD		SALE	TRAFFORD
£91,000	28/01/2011	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£95,000	22/02/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£106,200	16/02/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£94,000	24/03/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£125,000	30/06/2011	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£95,000	20/07/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£102,000	11/05/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£103,500	26/02/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£103,000	29/06/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£110,500	01/04/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£129,750	10/12/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£91,000	25/02/2011	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£94,500	31/03/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£134,000	17/09/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£111,000	04/03/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£132,500	17/08/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£95,000	30/09/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£140,200	24/02/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£111,000	02/07/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£149,000	18/05/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£90,000	11/03/2011	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£143,000	26/02/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£120,000	30/09/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£123,000	01/04/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£97,000	19/11/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£140,000	20/08/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£90,000	27/01/2011	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£85,000	30/09/2010	M41 5ND	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£121,500	14/02/2012	M32 8PZ	F	Y	WANSBECK CLOSE	STRETFORD	MANCHESTER	TRAFFORD
£131,500	16/02/2012	M32 0HN	F	Y	THE BOWLING GREEN	STRETFORD	MANCHESTER	TRAFFORD
£131,500	16/02/2012	M32 0HN	F	Y	THE BOWLING GREEN	STRETFORD	MANCHESTER	TRAFFORD
£187,650	09/03/2012	M33 6NG	F	Y	OAKFIELD		SALE	TRAFFORD
£122,995	12/03/2012	WA14 5EG	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£152,950	16/03/2012	M33 6NG	F	Y	OAKFIELD		SALE	TRAFFORD
£350,000	16/03/2012	WA14 2HB	F	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£159,950	13/04/2012	WA14 1JL	F	Y	HAZEL ROAD		ALTRINCHAM	TRAFFORD
£121,995	20/04/2012	WA14 5EH	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£379,950	30/04/2012	WA14 2HB	F	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD

£330,000	30/04/2012	WA14 4QU	F	Y	BRADGATE ROAD		ALTRINCHAM	TRAFFORD
£121,995	04/05/2012	WA14 5EH	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£122,995	04/05/2012	WA14 5EH	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£124,995	15/05/2012	WA14 5EG	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£121,995	15/05/2012	WA14 5EH	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£120,995	15/05/2012	WA14 5EH	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£120,995	18/05/2012	WA14 5EH	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£91,995	25/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£70,000	25/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£122,995	28/05/2012	WA14 5EH	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£87,995	28/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£89,995	30/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£89,995	30/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£89,995	30/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£89,995	30/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£101,995	31/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£91,995	31/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£87,995	31/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£70,000	31/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£68,600	31/05/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£106,995	01/06/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£104,995	01/06/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£104,995	06/06/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£106,995	08/06/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£108,995	08/06/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£144,950	08/06/2012	M32 0HN	F	Y	THE BOWLING GREEN	STRETFORD	MANCHESTER	TRAFFORD
£108,495	13/06/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£210,000	15/06/2012	WA14 2HB	F	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£139,995	15/06/2012	WA14 5UJ	F	Y	APPLEMINT CLOSE		ALTRINCHAM	TRAFFORD
£124,950	15/06/2012	M32 8PZ	F	Y	WANSBECK CLOSE	STRETFORD	MANCHESTER	TRAFFORD
£160,000	18/06/2012	M16 0LJ	F	Y	SEYMOUR GROVE		MANCHESTER	TRAFFORD
£101,995	21/06/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£68,600	25/06/2012	M41 7GA	F	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£195,000	29/06/2012	WA14 2HB	F	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£120,995	06/07/2012	WA14 5EH	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£109,000	16/07/2012	WA14 5EG	F	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£574,950	31/07/2012	WA14 2HB	F	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£454,950	31/07/2012	WA14 2HB	F	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£78,000	06/08/2012	M41 5GS	F	Y	FLIXTON ROAD	URMSTON	MANCHESTER	TRAFFORD
£157,500	04/09/2012	WA14 5GQ	F	Y	BERRYFIELD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£350,000	13/09/2012	WA14 4AD	F	Y	DUNHAM ROAD		ALTRINCHAM	TRAFFORD
£157,500	14/09/2012	WA14 5GQ	F	Y	BERRYFIELD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£495,000	27/09/2012	WA14 4AD	F	Y	DUNHAM ROAD		ALTRINCHAM	TRAFFORD
£159,995	01/10/2012	WA14 5ZH	F	Y	CANDLEBERRY CLOSE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£595,000	03/10/2012	WA14 4AD	F	Y	DUNHAM ROAD		ALTRINCHAM	TRAFFORD
£485,000	04/10/2012	WA14 4AD	F	Y	DUNHAM ROAD		ALTRINCHAM	TRAFFORD
£550,000	08/11/2012	WA14 4AD	F	Y	DUNHAM ROAD		ALTRINCHAM	TRAFFORD
£165,000	10/12/2012	WA14 5GQ	F	Y	BERRYFIELD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£395,000	05/02/2013	WA14 2HB	F	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£379,225	12/03/2013	WA14 4AD	F	Y	DUNHAM ROAD		ALTRINCHAM	TRAFFORD
£85,000	13/03/2013	M16 9EN	F	Y	EMPRESS STREET	OLD TRAFFORD	MANCHESTER	TRAFFORD
£135,995	28/03/2013	WA14 4ET	F	Y	WOODFIELD ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£450,000	26/04/2013	WA14 4AD	F	Y	DUNHAM ROAD		ALTRINCHAM	TRAFFORD
£165,000	03/05/2013	WA14 5GQ	F	Y	BERRYFIELD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
<b>£162,356</b>	<b>60</b>	<b>£2,705.93</b>						

£144,964	07/05/2010	M31 4RH	S	Y	MAYPOLE CLOSE	CARRINGTON	MANCHESTER	TRAFFORD
£140,000	28/05/2010	M31 4RH	S	Y	MAYPOLE CLOSE	CARRINGTON	MANCHESTER	TRAFFORD
£177,000	23/07/2010	M32 9PH	S	Y	FOUNTAINS ROAD	STRETFORD	MANCHESTER	TRAFFORD
£179,950	23/07/2010	M32 9PN	S	Y	FOUNTAINS ROAD	STRETFORD	MANCHESTER	TRAFFORD
£133,000	23/07/2010	M32 9QR	S	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£153,000	11/06/2010	M32 9QR	S	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£149,450	16/07/2010	M32 9QR	S	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£174,950	11/06/2010	M32 9QR	S	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£172,000	16/06/2010	M32 9QR	S	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£152,500	08/11/2011	M41 0SL	S	Y	SEABROOK CRESCENT	URMSTON	MANCHESTER	TRAFFORD
£149,995	21/12/2011	M41 7GA	S	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£325,000	02/12/2011	WA14 3GR	S	Y	ALBANVALE CLOSE	BOWDON	ALTRINCHAM	TRAFFORD
£289,950	03/11/2011	WA14 3GR	S	Y	ALBANVALE CLOSE	BOWDON	ALTRINCHAM	TRAFFORD

£310,000	29/06/2011	WA14 4PG	S	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£339,950	21/06/2011	WA14 4PG	S	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£339,950	11/08/2011	WA14 4PG	S	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£310,000	28/07/2011	WA14 4PG	S	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£325,950	05/07/2011	WA14 4PG	S	Y	ALBERT PLACE		ALTRINCHAM	TRAFFORD
£214,950	23/04/2010	WA14 5GU	S	Y	BRIARDALE WALK		ALTRINCHAM	TRAFFORD
£225,000	16/12/2011	WA14 5UB	S	Y	DAISYGATE DRIVE	BROADHEATH	ALTRINCHAM	TRAFFORD
£235,000	25/11/2011	WA14 5UB	S	Y	DAISYGATE DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£170,000	04/11/2011	WA14 5UB	S	Y	DAISYGATE DRIVE	BROADHEATH	ALTRINCHAM	TRAFFORD
£233,995	23/09/2011	WA14 5UB	S	Y	DAISYGATE DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£235,000	08/12/2011	WA14 5UB	S	Y	DAISYGATE DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£235,000	22/07/2011	WA14 5UB	S	Y	DAISYGATE DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£169,995	29/07/2011	WA14 5UB	S	Y	DAISYGATE DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£192,950	30/09/2010	WA14 5UJ	S	Y	APPLEMINT CLOSE		ALTRINCHAM	TRAFFORD
£250,000	17/06/2010	WA14 5UL	S	Y	RIVERBROOK ROAD	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£249,950	10/05/2010	WA14 5UL	S	Y	RIVERBROOK ROAD	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£189,950	26/02/2010	WA14 5UL	S	Y	RIVERBROOK ROAD	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£360,000	23/04/2010	WA14 5YN	S	Y	AVENSBECK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£265,995	24/06/2011	WA14 5YP	S	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£260,000	14/07/2011	WA14 5YP	S	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£256,000	26/05/2011	WA14 5YP	S	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£279,000	10/06/2011	WA14 5YP	S	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£258,000	20/06/2011	WA14 5YP	S	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£258,000	04/07/2011	WA14 5YP	S	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£265,000	05/10/2011	WA14 5YQ	S	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£318,245	24/02/2011	WA14 5YS	S	Y	ROSEBECK WALK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£260,000	19/11/2010	WA14 5YS	S	Y	ROSEBECK WALK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£305,000	10/02/2011	WA14 5YS	S	Y	ROSEBECK WALK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£246,995	01/10/2010	WA14 5YS	S	Y	ROSEBECK WALK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£255,000	27/08/2010	WA14 5ZB	S	Y	TANSYBROOK WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£269,995	18/08/2010	WA14 5ZB	S	Y	TANSYBROOK WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£250,000	18/02/2011	WA14 5ZE	S	Y	SINDERLAND ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£169,995	25/03/2011	WA14 5ZE	S	Y	SINDERLAND ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£265,000	23/04/2010	WA14 5ZG	S	Y	VETCHWOOD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£270,000	30/04/2010	WA14 5ZG	S	Y	VETCHWOOD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£256,500	14/05/2010	WA14 5ZG	S	Y	VETCHWOOD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£169,995	27/05/2011	WA14 5ZL	S	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£270,000	06/04/2010	WA14 5ZN	S	Y	OVER ASHBERRY		ALTRINCHAM	TRAFFORD
£270,000	31/03/2010	WA14 5ZN	S	Y	OVER ASHBERRY		ALTRINCHAM	TRAFFORD
£230,845	02/12/2011	WA14 5ZN	S	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£260,000	01/04/2010	WA14 5ZN	S	Y	OVER ASHBERRY		ALTRINCHAM	TRAFFORD
£250,000	02/08/2010	WA14 5ZN	S	Y	OVER ASHBERRY		ALTRINCHAM	TRAFFORD
£249,995	13/08/2010	WA14 5ZN	S	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£244,995	21/12/2010	WA14 5ZN	S	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£250,000	15/02/2011	WA14 5ZP	S	Y	HEATHERMOUNT		ALTRINCHAM	TRAFFORD
£170,000	21/11/2011	WA14 5ZP	S	Y	HEATHERMOUNT	BROADHEATH	ALTRINCHAM	TRAFFORD
£169,995	09/03/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE		ALTRINCHAM	TRAFFORD
£169,995	09/03/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£172,500	15/03/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£172,500	15/03/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE		ALTRINCHAM	TRAFFORD
£172,500	15/03/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£169,995	16/03/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£225,000	21/03/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE		ALTRINCHAM	TRAFFORD
£172,500	22/03/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£169,995	26/04/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£219,995	26/04/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£219,995	01/05/2012	WA14 5ZP	S	Y	HEATHERMOUNT	BROADHEATH	ALTRINCHAM	TRAFFORD
£210,000	04/05/2012	WA14 5UJ	S	Y	APPLEMINT CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£339,950	10/05/2012	WA14 5AZ	S	Y	ABBOTSFORD GROVE	TIMPERLEY	ALTRINCHAM	TRAFFORD
£238,995	11/05/2012	WA14 5ZN	S	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£238,995	15/05/2012	WA14 5ZN	S	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£238,995	01/06/2012	WA14 5ZN	S	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£189,995	29/06/2012	M41 7GA	S	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£219,995	29/06/2012	WA14 5ZP	S	Y	HEATHERMOUNT	BROADHEATH	ALTRINCHAM	TRAFFORD
£226,495	20/07/2012	WA14 5ZP	S	Y	HEATHERMOUNT	BROADHEATH	ALTRINCHAM	TRAFFORD
£205,000	27/07/2012	WA14 5JP	S	Y	DAWSON ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£238,995	17/08/2012	WA14 5YT	S	Y	HOLLYFERN ROAD		ALTRINCHAM	TRAFFORD
£217,000	17/08/2012	WA14 5ZP	S	Y	HEATHERMOUNT	BROADHEATH	ALTRINCHAM	TRAFFORD
£239,995	20/08/2012	WA14 5YT	S	Y	HOLLYFERN ROAD		ALTRINCHAM	TRAFFORD
£239,995	22/08/2012	WA14 5YT	S	Y	HOLLYFERN ROAD		ALTRINCHAM	TRAFFORD

£195,995	23/08/2012	M41 7GA	S	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£155,000	24/08/2012	M32 9PQ	S	Y	RIPON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£186,195	31/08/2012	M41 7GA	S	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£241,995	31/08/2012	WA14 5YT	S	Y	HOLLYFERN ROAD		ALTRINCHAM	TRAFFORD
£193,000	28/09/2012	WA14 5JP	S	Y	DAWSON ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£193,000	28/09/2012	WA14 5JP	S	Y	DAWSON ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£193,000	28/09/2012	WA14 5JP	S	Y	DAWSON ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£492,500	05/10/2012	WA14 4AD	S	Y	DUNHAM ROAD		ALTRINCHAM	TRAFFORD
£200,000	11/10/2012	WA14 5JP	S	Y	DAWSON ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£200,000	22/10/2012	WA14 5JP	S	Y	DAWSON ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£195,500	28/03/2013	WA14 4EB	S	Y	NORMAN ROAD		ALTRINCHAM	TRAFFORD
£197,500	28/03/2013	WA14 4EB	S	Y	NORMAN ROAD		ALTRINCHAM	TRAFFORD
£199,950	15/04/2013	WA14 5JP	S	Y	DAWSON ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£225,000	19/04/2013	WA14 5HZ	S	Y	BARLOW ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£218,250	26/04/2013	WA14 5HZ	S	Y	BARLOW ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£269,950	31/05/2013	WA14 5SR	S	Y	AYLESBURY CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
£249,950	10/07/2013	WA14 5SR	S	Y	AYLESBURY CLOSE	BROADHEATH	ALTRINCHAM	TRAFFORD
<b>£228,901</b>	<b>110.00</b>	<b>£2,080.92</b>						

£175,000	17/06/2010	M32 9PH	T	Y	FOUNTAINS ROAD	STRETFORD	MANCHESTER	TRAFFORD
£127,000	11/01/2011	M32 9QR	T	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£129,950	28/05/2010	M32 9QR	T	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£129,000	26/08/2010	M32 9QR	T	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£141,000	20/08/2010	M32 9QR	T	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£129,950	27/08/2010	M32 9QR	T	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£144,950	23/07/2010	M32 9QR	T	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£142,500	05/11/2010	M32 9QR	T	Y	BROMPTON ROAD	STRETFORD	MANCHESTER	TRAFFORD
£169,995	30/06/2011	M33 7SQ	T	Y	ROEBUCK LANE		SALE	TRAFFORD
£189,995	14/11/2011	M33 7SQ	T	Y	ROEBUCK LANE		SALE	TRAFFORD
£167,995	09/09/2011	M33 7SQ	T	Y	ROEBUCK LANE		SALE	TRAFFORD
£159,595	05/08/2011	M33 7SQ	T	Y	ROEBUCK LANE		SALE	TRAFFORD
£189,995	26/08/2011	M33 7SQ	T	Y	ROEBUCK LANE		SALE	TRAFFORD
£194,995	14/10/2011	M33 7SQ	T	Y	ROEBUCK LANE		SALE	TRAFFORD
£189,995	23/08/2011	M33 7SQ	T	Y	ROEBUCK LANE		SALE	TRAFFORD
£159,595	14/10/2011	M33 7SQ	T	Y	ROEBUCK LANE		SALE	TRAFFORD
£180,495	30/09/2011	M33 7SQ	T	Y	ROEBUCK LANE		SALE	TRAFFORD
£154,995	06/01/2012	M41 7GA	T	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£278,950	22/12/2011	WA14 3GR	T	Y	ALBANVALE CLOSE	BOWDON	ALTRINCHAM	TRAFFORD
£174,995	04/11/2011	WA14 5UB	T	Y	DAISYGATE DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£215,995	18/03/2011	WA14 5UB	T	Y	DAISYGATE DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£175,995	19/10/2011	WA14 5UB	T	Y	DAISYGATE DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£191,020	30/04/2010	WA14 5UL	T	Y	RIVERBROOK ROAD	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£226,000	26/02/2010	WA14 5UL	T	Y	RIVERBROOK ROAD	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£289,950	23/04/2010	WA14 5UL	T	Y	RIVERBROOK ROAD	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£276,000	08/07/2011	WA14 5YP	T	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£279,995	07/07/2011	WA14 5YP	T	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£260,000	04/07/2011	WA14 5YP	T	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£263,745	15/06/2011	WA14 5YP	T	Y	WATERMINT WAY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£273,415	15/12/2011	WA14 5YQ	T	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£249,995	24/11/2011	WA14 5YQ	T	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£240,075	02/12/2011	WA14 5YQ	T	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£266,945	09/12/2011	WA14 5YQ	T	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£274,000	14/10/2011	WA14 5YQ	T	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£275,000	29/09/2011	WA14 5YQ	T	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£263,000	11/11/2011	WA14 5YQ	T	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£278,995	31/10/2011	WA14 5YQ	T	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£249,995	05/12/2011	WA14 5YQ	T	Y	LAMPREY DRIVE		ALTRINCHAM	TRAFFORD
£255,000	19/11/2010	WA14 5YS	T	Y	ROSEBECK WALK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£173,000	16/12/2011	WA14 5YS	T	Y	ROSEBECK WALK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£273,090	20/12/2011	WA14 5YS	T	Y	ROSEBECK WALK	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£224,995	28/11/2011	WA14 5ZE	T	Y	SINDERLAND ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£249,995	04/06/2010	WA14 5ZG	T	Y	VETCHWOOD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£249,000	18/06/2010	WA14 5ZG	T	Y	VETCHWOOD GARDENS	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£260,000	21/06/2010	WA14 5ZJ	T	Y	PINEACRE CLOSE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£164,995	18/04/2011	WA14 5ZL	T	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£244,995	18/11/2011	WA14 5ZL	T	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£210,000	23/09/2011	WA14 5ZL	T	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£158,000	07/07/2011	WA14 5ZL	T	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£220,000	26/08/2011	WA14 5ZL	T	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD

£169,995	27/05/2011	WA14 5ZL	T	Y	DRAYBANK ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£240,000	29/09/2010	WA14 5ZN	T	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£249,995	27/08/2010	WA14 5ZN	T	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£175,995	05/08/2011	WA14 5ZN	T	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£249,995	06/04/2010	WA14 5ZN	T	Y	OVER ASHBERRY		ALTRINCHAM	TRAFFORD
£247,950	02/12/2010	WA14 5ZN	T	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£170,500	19/09/2011	WA14 5ZN	T	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£171,200	30/09/2011	WA14 5ZN	T	Y	OVER ASHBERRY	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£154,995	06/01/2012	M41 7GA	T	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£230,500	30/01/2012	WA14 3GR	T	Y	ALBANVALE CLOSE	BOWDON	ALTRINCHAM	TRAFFORD
£494,950	29/02/2012	WA14 2HB	T	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£404,950	02/03/2012	WA14 2HB	T	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£256,495	16/03/2012	WA14 5YQ	T	Y	LAMPREY DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£443,726	30/03/2012	WA14 2HB	T	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£400,000	05/04/2012	WA15 7SB	T	Y	QUARRYMANS VIEW	TIMPERLEY	ALTRINCHAM	TRAFFORD
£334,602	20/04/2012	WA14 2HB	T	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£269,995	20/04/2012	WA14 5YQ	T	Y	LAMPREY DRIVE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£460,000	30/04/2012	WA14 2HB	T	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£454,950	31/05/2012	WA14 2AH	T	Y	BOWDON ROAD		ALTRINCHAM	TRAFFORD
£448,000	01/06/2012	WA14 2AH	T	Y	BOWDON ROAD		ALTRINCHAM	TRAFFORD
£165,000	07/06/2012	WA14 5ZE	T	Y	SINDERLAND ROAD	BROADHEATH	ALTRINCHAM	TRAFFORD
£315,000	08/06/2012	WA14 3GR	T	Y	ALBANVALE CLOSE	BOWDON	ALTRINCHAM	TRAFFORD
£161,495	28/06/2012	M41 7GA	T	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£464,000	28/06/2012	WA14 2AH	T	Y	BOWDON ROAD		ALTRINCHAM	TRAFFORD
£161,496	29/06/2012	M41 7GA	T	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£161,496	29/06/2012	M41 7GA	T	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£156,745	29/06/2012	M41 7GA	T	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£160,000	29/06/2012	M41 7GA	T	Y	PRESTWOOD CLOSE	URMSTON	MANCHESTER	TRAFFORD
£211,995	29/06/2012	WA14 5ZH	T	Y	CANDLEBERRY CLOSE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£445,950	03/07/2012	WA14 2AH	T	Y	BOWDON ROAD		ALTRINCHAM	TRAFFORD
£217,995	29/08/2012	WA14 5ZH	T	Y	CANDLEBERRY CLOSE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£179,995	28/09/2012	WA14 5ZH	T	Y	CANDLEBERRY CLOSE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£450,000	30/10/2012	WA14 2HB	T	Y	ST ANNES GARDENS		ALTRINCHAM	TRAFFORD
£446,200	31/10/2012	WA14 2AH	T	Y	BOWDON ROAD		ALTRINCHAM	TRAFFORD
£179,995	09/11/2012	WA14 5ZH	T	Y	CANDLEBERRY CLOSE	WEST TIMPERLEY	ALTRINCHAM	TRAFFORD
£250,000	19/04/2013	M33 7GE	T	Y	DANEFIELD ROAD		SALE	TRAFFORD
£180,000	26/04/2013	WA14 4FB	T	Y	JUBILEE WAY	BROADHEATH	ALTRINCHAM	TRAFFORD
£180,000	24/05/2013	WA14 4FB	T	Y	JUBILEE WAY	BROADHEATH	ALTRINCHAM	TRAFFORD
<b>£239,549</b>	<b>100.00</b>	<b>£2,395.49</b>						



Park Road	Bowdon, Cheshire	WA14 3JF	Apartment	3	2200.0	204.4	£995,000	£452.27	£4,868.22
Apartment 5, Chesham House	Bowdon, Cheshire	WA14 2JE	Apartment	3	1765.3	164	£925,000	£524.00	£5,640.24
The residence, Hale Road	Hale, Cheshire	WA15 8RD	Apartment	2	2271.2	211.0	£699,500	£307.99	£3,315.17
Dunham Mount	Dunham Road, Altrincham	WA14 4QH	Apartment	3	1700.0	157.9	£595,000	£350.00	£3,767.37
	Park Road, Bowdon		Apartment	3	2195.8	204.0	£1,800,000	£819.73	£8,823.53
Dunham Mount	Dunham Road, Altrincham		Apartment	3	1872.9	174.0	£549,950	£293.63	£3,160.63
Nields Brow	Bowdon, Cheshire	WA14 3DU	Detached	6	6273.3	582.81	£2,950,000	£470.25	£5,061.68
Barry Rise	Bowdon, Cheshire	WA14 3JS	Detached	6	5694.9	529.07	£2,195,000	£385.44	£4,148.79
Rashleigh	Rappax Road, Hale	WA15 0NF	Detached	5	7000.0	650.3	£2,995,000	£427.86	£4,605.42
	Delamer Road, Bowdon	WA14 2NT	Detached	6	7600.0	706.1	£2,895,000	£380.92	£4,100.20
	St Margarets Road, Bowdon, Cheshire	WA14 2BG	Detached	3	4300.0	399.5	£2,000,000	£465.12	£5,006.47
220 Hale Road	Hale	WA15 8EB	Detached	6	3363.7	312.5	£1,995,000	£593.09	£6,384.00
Warwick Drive	Hale	WA15 9DY	Detached	5	6000.0	557.4	£1,895,000	£315.83	£3,399.60
Delahays Drive,	Hale	WA15 8DP	Detached	5	5200.0	483.1	£1,495,000	£287.50	£3,094.62
Greylea	Delamer Road, Bowdon	WA14 2NT	Detached	7	7577.8	704.0	£2,495,000	£329.25	£3,544.03
	York Drive, Bowdon,		Detached	5	3541.3	329.0	£2,100,000	£593.00	£6,382.98
Glenburne	Chapel Lane, Bowdon		Detached	5	7642.4	710.0	£2,895,000	£378.81	£4,077.46
	Rappax Road, Hale		Detached	5	8460.4	786.0	£1,750,000	£206.85	£2,226.46
	Hale Rd, Hale Barnes		Detached	6	3692.0	343.0	£1,750,000	£474.00	£5,102.04
Hale Road	Hale Barnes, Cheshire	WA15 8TD	Detached	6	3700.0	343.7	£995,000	£268.92	£2,894.62
Fletcher Drive	Bowdon, Altrincham	WA14 3FZ	Detached	4	2475.7	230	£750,000	£302.94	£3,260.87
The Balmoral, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	4	1720.1	159.8	£439,995	£255.80	£2,753.41
The Canterbury, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	4	1407.9	130.8	£365,000	£259.25	£2,790.52
The Canterbury, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	4	1407.9	130.8	£365,000	£259.25	£2,790.52
The Cambridge, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	4	1332.6	123.8	£345,000	£258.90	£2,786.75
The Cambridge, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	4	1332.6	123.8	£345,000	£258.90	£2,786.75
The Cambridge, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	4	1332.6	123.8	£345,000	£258.90	£2,786.75
The Cambridge, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	4	1332.6	123.8	£345,000	£258.90	£2,786.75
The Cambridge, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	4	1332.6	123.8	£345,000	£258.90	£2,786.75
The Balmoral, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	4	1720.1	159.8	£439,995	£255.80	£2,753.41
The Balmoral, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	4	1720.1	159.8	£439,996	£255.80	£2,753.42
The Coniston, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Detached	2	668.4	62.1	£152,995	£228.88	£2,463.69
The Crathorne, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Detached	4	1266.9	117.7	£225,995	£178.38	£1,920.09
The Crathorne, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Detached	4	1266.9	117.7	£225,996	£178.38	£1,920.10
The Crathorne, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Detached	4	1266.9	117.7	£225,997	£178.38	£1,920.11
The Crathorne, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Detached	4	1266.9	117.7	£225,998	£178.38	£1,920.12
The Crathorne, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Detached	4	1266.9	117.7	£225,999	£178.39	£1,920.13
	Grange Road, Urmston		Detached	3	1851.4	172.0	£389,950	£210.63	£2,267.15
	Hacourct Close, Urmston		Detached	4	1399.3	130.0	£350,000	£250.12	£2,692.31
	Riding Close, Sale		Detached	4	1485.4	138.0	£335,000	£225.53	£2,427.54
Stratford	Stamford Brook, Altrincham		Detached	4	1141.0	106.0	£307,995	£269.94	£2,905.61
Stratford	The Birches, Timperley		Detached	4	1141.0	106.0	£307,995	£269.94	£2,905.61
Oakwood	Bridgwater Village, Worsley Road	M30	Detached	4	1151.7	107.0	£195,995	£170.17	£1,831.73
	Orchard Road, Altrincham		Semi	5	2271.2	211.0	£599,950	£264.16	£2,843.36
	Orchard Road, Altrincham		Semi	5	2271.2	211.0	£599,950	£264.16	£2,843.36
Pilkington	Bridgwater Village, Worsley Road	M30	Semi	3	780.4	72.5	£146,995	£188.36	£2,027.52
Rufford	Bridgwater Village, Worsley Road	M30	Semi	3	807.3	75.0	£149,999	£185.80	£1,999.99
The Letchworth, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Semi	3	923.5	85.8	£241,995	£262.03	£2,820.45
The Letchworth, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Semi	3	923.5	85.8	£241,996	£262.03	£2,820.47
The Letchworth, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Semi	3	923.5	85.8	£241,997	£262.03	£2,820.48

The Letchworth, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Semi	3	923.5	85.8	£241,998	£262.03	£2,820.49
The Letchworth, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Semi	3	923.5	85.8	£241,999	£262.03	£2,820.50
The Letchworth, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Semi	3	923.5	85.8	£242,000	£262.03	£2,820.51
The Letchworth, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Semi	3	923.5	85.8	£242,001	£262.04	£2,820.52
The Letchworth, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Semi	3	923.5	85.8	£242,002	£262.04	£2,820.54
The Kempton, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	4	1132.4	105.2	£195,995	£173.08	£1,863.07
The Kempton, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	4	1132.4	105.2	£195,995	£173.08	£1,863.07
The Kempton, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	4	1132.4	105.2	£195,995	£173.08	£1,863.07
The Kempton, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	4	1132.4	105.2	£195,995	£173.08	£1,863.07
The Kempton, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	4	1132.4	105.2	£195,995	£173.08	£1,863.07
The Rufford, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	3	899.9	83.6	£195,995	£217.81	£2,344.44
The Rufford, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	3	899.9	83.6	£195,995	£217.81	£2,344.44
The Rufford, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	3	899.9	83.6	£195,995	£217.81	£2,344.44
The Rufford, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	3	899.9	83.6	£195,995	£217.81	£2,344.44
The Rufford, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	3	899.9	83.6	£195,995	£217.81	£2,344.44
The Swale, Barton Cross, Broadway	Urmston, Manchester	M41 7WJ	Semi	3	875.1	81.3	£165,995	£189.69	£2,041.76
	Boathouse, Northenden		Terrace	3	801.9	74.5	£234,999	£293.05	£3,154.35
	Boathouse, Northenden		Terrace	3	801.9	74.5	£234,999	£293.05	£3,154.35
	Boathouse, Northenden		Terrace	3	801.9	74.5	£234,999	£293.05	£3,154.35
	Royle Green Road, Northenden		Terrace	3	845.0	78.5	£180,000	£213.03	£2,292.99
The Broadway, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Townhouse	3	815.9	75.8	£217,995	£267.18	£2,875.92
The Broadway, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Townhouse	3	815.9	75.8	£217,996	£267.18	£2,875.94
The Evesham, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Townhouse	2	680.3	63.2	£179,995	£264.59	£2,848.02
The Evesham, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Townhouse	2	680.3	63.2	£179,996	£264.59	£2,848.04
The Evesham, Stamford Brook	Manchester Road, Altrincham, Cheshire	WA14 5YE	Townhouse	2	680.3	63.2	£179,997	£264.59	£2,848.05
	1 Ellesmere Street,	M15	Townhouse	4	1345.5	125.0	£410,000	£304.72	£3,280.00
	Royle Green Road, Northenden		Townhouse	4	1173.3	109.0	£214,500	£182.82	£1,967.89

## Appendix 2 Non-Residential Data

Trafford Offices (in centre)

Altrincham															
Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
Grosvenor House	22	Grafton Street		Altrincham	WA14 1BH	01/12/2010	155	14	3,419	22.06	237.45	Not Disclosed	Not Disclosed	Not Disclosed	Harlaxtons Limited has taken 155 sq ft (14.4 sq m) of ground-floor office space on a two-year lease at Â£3,420 pa, equating to Â£22.06 psf (Â£237.45 psm). Regional Property Solutions Ltd acted on behalf of the landlord. No rent-free period was agreed. Harlaxtons Limited were unrepresented. Achieved rent confirmed by Daniel Lee at Regional Property Solutions Ltd. (CoStar Research 18/01/2011 )
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	01/07/2010	152	14	3,952	26	279.86	Not Disclosed	Not Disclosed	Not Disclosed	The Safety Group has taken 152 sq ft (14 sq m) of ground-floor office space from Magnus Ltd on a six-month licence at Â£3,952 pa, equating to Â£26.00 psf (Â£279.86 psm). The rent is inclusive of rates, insurance and various services. The Safety Group represented themselves. CB Richard Ellis and Canning O'Neill acted on behalf of Magnus Ltd. (CoStar Research 11/11/2010 )
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	01/08/2010	221	21	5,746	26	279.86	Not Disclosed	Not Disclosed	Not Disclosed	Rabbit Turtle Claims has taken 221 sq ft (21 sq m) of ground-floor office space from Magnus Ltd on a six-month licence at Â£5,746 pa, equating to Â£26.00 psf (Â£279.86 psm). The rent is inclusive of rates, insurance and various services. Rabbit Turtle Claims represented themselves. CB Richard Ellis and Canning O'Neill acted on behalf of Magnus Ltd. (CoStar Research 11/11/2010 )
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	01/08/2010	221	21	5,746	26	279.86	Not Disclosed	Not Disclosed	Not Disclosed	ADE Recruitment has taken 221 sq ft (21 sq m) of ground-floor office space from Magnus Ltd on a six-month licence at Â£5,746 pa, equating to Â£26.00 psf (Â£279.86 psm). The rent is inclusive of rates, insurance and various services. ADE Recruitment represented themselves. CB Richard Ellis and Canning O'Neill acted on behalf of Magnus Ltd. (CoStar Research 11/11/2010 )
	19-21	High Street		Altrincham	WA14 1QP	01/07/2008	650	60	9,601	14.77	158.98	9,600	14.77	158.97	An undisclosed tenant has taken 650 sq ft (60 sq m) of first-floor office space on twelve-month license at Â£9,600 pa, equating to Â£14.77 psf (Â£158.98 psm). Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was Â£9,600 pa, equating to Â£14.77 psf (Â£158.98 psm). Achieved rent confirmed by Hilary Clode at Thomas Willmax Ltd. (CoStar Research 10/11/2008 )
	4	Kingsway		Altrincham	WA14 1PJ	15/08/2011	1,537	143	9,991	6.5	69.97	9,991	6.5	69.97	A private individual has taken 1,537 sq ft (142.79 sq m) of second-floor office space on a five year lease at Â£9,991 pa, equating to Â£6.50 psf (Â£69.97 psm). There were no breaks or reviews. Lambert Smith Hampton acted on behalf of the landlord. There were no incentives agreed. The Private individual was unrepresented. The quoting rent was Â£9,991 pa, equating to Â£6.50 psf (Â£69.97 psm). Achieved rent confirmed by Adam Jackson at Lambert Smith Hampton. (CoStar Research 13/09/2011 )
	17	Grafton Street		Altrincham	WA14 1EB	01/07/2011	540	50	10,800	20	215.28	Not Disclosed	Not Disclosed	Not Disclosed	Apex Computer Group has taken 540 sq ft (50.17 sq m) of second-floor office space from Egerton Investments on a two-year lease at Â£10,800 pa, equating to Â£20 psf (Â£215.28 psm). Regional Property Solutions Ltd acted on behalf of Egerton Investments. Achieved rent confirmed by Daniel Lee at Regional Property Solutions. (CoStar Research 01/07/2011 )
Myburo	20	Market Street		Altrincham	WA14 1QS	26/01/2009	312	29	10,920	35	376.74	10,920	35	376.55	A confidential tenant has taken 312 sq ft (29 sq m) of second-floor office space within suite 3.1 from Nikal Ltd on a two-year lease at Â£10,920 pa, equating to Â£35 psf (Â£376.74 psm). Lambert Smith Hampton and Cushman & Wakefield acted on behalf of Nikal Ltd. There were no incentives agreed. The tenant was unrepresented. The quoting rent was Â£10,920 pa, equating to Â£35 psf (Â£376.74 psm). Achieved rent confirmed by Adam Jackson at Lambert Smith Hampton. (CoStar Research 01/04/2009 )
	1-5	The Downs		Altrincham	WA14 2QD	23/09/2011	992	92	11,000	11.09	119.37	11,000	11.09	119.36	Mr Jones has taken 992 ft (92.15 sq m) of first and second floor office space from an undisclosed landlord on a six year lease at Â£11,000 pa, equating to Â£11.08 psf (Â£119.36 psm), subject to a rent review in year three. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was Â£11,000 pa, equating to Â£11.08 psf (Â£119.36 psm). Achieved rent confirmed by John on behalf of Dave Mashall at Thomas Willmax Ltd. (CoStar Research 21/07/2011 )
Kennedy House	31	Stamford Street		Altrincham	WA14 1ES	15/07/2011	735	68	11,025	15	161.46	11,393	15.5	166.86	Prime Properties has taken 735 sq ft (68 sq m) of ground floor office space from Seddon Estates Ltd on a five year lease at Â£11,025 pa, equating to Â£15.00 psf (Â£161.46 psm). Edwards & Co acted on behalf of Seddon Estates Ltd. Six months rent free period was agreed. Prime properties represented themselves. The quoting rent was Â£11,392.50 pa, equating to Â£15.50 psf (Â£166.84 psm). Details confirmed by Ed Keany at Edwards & Co. (CoStar Research 19/10/2011 )
Myburo	20	Market Street		Altrincham	WA14 1QS	01/08/2008	373	35	11,190	30	322.92	9,325	25	Not Disclosed	Metier Group has taken 373 sq ft (34.65 sq m) of office space in suite 1.1 from Nikal Ltd on a two-year lease at Â£11,190 pa, equating to Â£30.00 psf (Â£322.92 psm), with no rent review or option to break. Cushman & Wakfield and Lambert Smith Hampton acted on behalf of Nikal Ltd. A confidential months rent-free period was agreed. Metier Group was unrepresented. The quoting rent was Â£9,325 pa, equating to Â£25.00 psf (Â£269.10 psm). Achieved rent confirmed by Chris Brown at Cushman & Wakfield. (CoStar Research 20/10/2008 )
Myburo	20	Market Street		Altrincham	WA14 1QS	01/11/2009	328	30	11,480	35	376.74	9,840	Not Disclosed	Not Disclosed	Fed & Watered Ltd has taken 328 sq ft (30 sq m) of office space within Suite 1.1 from Nikal Ltd on a one-year lease at Â£11,480 pa, equating to Â£35 psf (Â£382.66 psm). Lambert Smith Hampton acted on behalf of Nikal Ltd. Fed & Watered Ltd were unrepresented. The quoting rent was Â£9,840 pa, equating to Â£30 psf (Â£328 psm). Achieved rent confirmed by Adam Jackson at Lambert Smith Hampton. (CoStar Research 03/12/2009 )
Victoria House	25	Stamford New Road		Altrincham	WA14 1EB	01/02/2012	1,151	107	11,500	9.99	107.53	11,500	9.99	107.55	Edge Development Systems Ltd has taken 1,151 sq ft (107 sq m) of first-floor office space from Barton Properties (UK) Ltd on a two-year lease at Â£11,500 pa, equating to Â£9.99 psf (Â£107.55 psm), with no rent reviews or options to break. Regional Property Solutions Ltd acted on behalf of Barton Properties (UK) Ltd. Edge Development Systems Ltd were unrepresented. The quoting rent was Â£11,500 pa, equating to Â£9.99 psf (Â£107.55 psm). Achieved rent confirmed by Daniel Lee at Regional Property Solutions Ltd. (CoStar Research 08/03/2012 )
	17	Grafton Street		Altrincham	WA14 1EB	01/09/2008	1,201	112	13,211	11	118.4	13,211	11	118.4	Sports Brand Holding has taken 1,201 sq ft (111.58 sq m) of the entire second-floor office space from Egerton Investments Ltd on a 5 -year lease at Â£13,211 pa, equating to Â£11 psf (Â£118.40 psm), subject to an option to break in year 2. Lambert Smith Hampton acted on behalf of Egerton Investments Ltd. A 3 months rent-free period was agreed. The tenant was unrepresented. The quoting rent was Â£13,211 pa, equating to Â£11 psf (Â£118.40 psm). Achieved rent confirmed by Mark Bamber at Lambert Smith Hampton. (CoStar Research 26/09/2008 )

Station House		Stamford New Road		Altrincham	WA14 1EP	01/06/2008	840	78	13,860	16.5	177.61	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 840 sq ft (78 sq m) of office space from Bruntwood Estates Ltd on a three-year lease at £13,860 pa, equating to £16.50 psf (£177.61 psm). Lambert Smith Hampton acted on behalf of Bruntwood Estates Ltd. Achieved rent confirmed by David Thwaites at Lambert Smith Hampton.
Garden Place		Victoria Street		Altrincham	WA14 1ET	17/05/2011	1,000	93	15,000	15	161.46	18,000	18	193.76	A subsidiary company of Victoria & Springfield LLP has taken 1,000 sq ft (93 sq m) of ground floor office space from Victoria & Springfield LLP for £15,000 pa, equating to £15.00 psf (£161.46 psm). Victoria & Springfield LLP represented themselves on completion of the deal. The subsidiary company of Victoria & Springfield LLP was unrepresented. TFC previously marketed the property on behalf of the Victoria & Springfield LLP. The quoting rent was £18,000 pa, equating to £18.00 psf (£193.68 psm). Achieved rent confirmed by Ben Fallows at TFC. (CoStar Research 02/06/2011 )
Warrant House		High Street		Altrincham	WA14 1PZ	01/07/2009	914	85	15,081	16.5	177.61	Not Disclosed	Not Disclosed	Not Disclosed	Ratio Search Selection has taken 914 sq ft (85 sq m) of office space from John Robinson on a three-year lease at £15,081 pa, equating to £16.50 psf (£177.61 psm). Ratio Search Selection represented themselves. Regional Property Solutions acted on behalf of John Robinson. Achieved rent confirmed by Ben Gregory at Regional Property Solutions. (CoStar Research 26/08/2009 )
Station House		Stamford New Road		Altrincham	WA14 1EP	01/06/2008	918	85	15,147	16.5	177.61	14,688	16	172.23	Locke Carey Holdings Ltd has taken 918 sq ft (85 sq m) of part third-floor office space from Bruntwood Estates Ltd on a three-year lease at £14,688 pa, equating to £16 psf (£172.22 psm). CB Richard Ellis and Lambert Smith Hampton acted on behalf of acted on behalf of Bruntwood Estates Ltd. (CoStar Research 30/06/08)
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	01/08/2010	613	57	15,938	26	279.86	Not Disclosed	Not Disclosed	Not Disclosed	Iconic Estates has taken 613 sq ft (57 sq m) of ground-floor office space from Magnus Ltd on a one-year licence at £15,938 pa, equating to £26.00 psf (£279.86 psm). The rent is inclusive of rates, insurance and various services. Iconic Estates represented themselves. CB Richard Ellis and Canning O'Neill acted on behalf of Magnus Ltd. (CoStar Research 11/11/2010 )
Stocks Court		Old Market Place		Altrincham	WA14 4NP	01/09/2009	1,230	114	17,220	14	150.7	18,450	15	161.46	Nick and Carol Ltd has taken 1,230 sq ft (114 sq m) of office space within unit 3 from Totalstep Ltd on a two year lease at £17,220 pa, equating to £14.00 psf (£150.69 psm). Edwards & Co acted on behalf of Totalstep Ltd. Two months rent-free period was agreed. Nick and Carol Ltd was unrepresented. The quoting rent was £18,450 pa, equating to £15.00 psf (£161.46 psm). Achieved rent confirmed by Ed Keany at Edwards & Co. (CoStar Research 30/11/2011 )
Crosby House	92	Dunham Road		Altrincham	WA14 4AD	30/06/2010	948	88	19,000	20.04	215.71	19,000	20.04	215.74	An undisclosed tenant has taken 948 sq ft (88sq m) of office space within Media House from an undisclosed landlord at £19,000 pa, equating to £20.04 psf (£215.73 psm). Regional Property Solutions LTD acted on behalf of landlord. The quoting rent was 19,000 pa, equating to £20.04 psf (£215.73 psm). Achieved rent confirmed by Daniel Lee at Regional Property Solutions. (CoStar Research 21/06/2011 )
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	01/09/2010	732	68	19,032	26	279.86	Not Disclosed	Not Disclosed	Not Disclosed	Kraco Car Care International Ltd has taken 732 sq ft (68 sq m) of ground-floor office space from Magnus Ltd on a six-month licence at £19,032 pa, equating to £26.00 psf (£279.86 psm). The rent is inclusive of rates, insurance and various services. Kraco Car Care International Ltd represented themselves. CB Richard Ellis and Canning O'Neill acted on behalf of Magnus Ltd. (CoStar Research 11/11/2010 )
Warrant House		High Street		Altrincham	WA14 1PZ	17/10/2011	2,540	236	19,050	7.5	80.73	41,910	16.5	177.61	Six Recruitment Ltd has taken 2,540.00 sq ft (236 sq m) of first-floor office space from Grange Thorpe Properties Ltd on a five year lease at £19,050 pa, equating to £7.50 psf (£80.73 psm), with no rent reviews or options to break. Regional Property Solutions Ltd and Canning O'Neill acted on behalf of Grange Thorpe Properties Ltd. No incentives were offered. Six Recruitment Ltd were unrepresented. Achieved rent confirmed by Daniel Lee at Regional Property Solutions Ltd. (CoStar Research 17/10/2011 )
Stamford Quarter Shopping Precinct		George Street		Altrincham	WA14 1SF	02/06/2008	2,284	212	22,840	10	107.64	22,840	10	Not Disclosed	TBO Services has taken 2,284 sq ft (212.19 sq m) of 1st and 2nd-floor office space from Mapeley Ltd on a 5 -year FRI lease at £22,840 pa, equating to £10.00 psf (£107.64 psm), subject to an option to break in years 1, 2, 3 and 4. Lambert Smith Hampton acted on behalf of Mapeley Ltd. An initial 2 weeks rent-free period was agreed with a further 1 month free annually if break option not utilised. The tenant was unrepresented. The quoting rent was £22,840 pa, equating to £10.00 psf (£107.64 psm). Achieved rent confirmed by Gareth Young at Lambert Smith Hampton. (CoStar Research 04/08/2008 )
	10-10a	Goose Green		Altrincham	WA14 1DW	01/12/2010	2,208	205	23,500	10.64	114.53	Not Disclosed	Not Disclosed	Not Disclosed	Ladyzone Ltd has taken 2,208 sq ft (205 sq m) of first and second-floor office space from Goose Green Developments Ltd on a six-year lease at £23,500 pa, equating to £10.64 psf (£114.53 psm), with an option to break in year three. Regional Property Solutions Ltd acted on behalf of Goose Green Developments Ltd. A three month rent-free period was agreed. Ladyzone Ltd was unrepresented. Achieved rent confirmed by Daniel Lee at Regional Property Solutions Ltd. (CoStar Research 18/01/2011 )
Garden Place		Victoria Street		Altrincham	WA14 1ET	22/05/2010	1,342	125	24,156	18	193.75	24,156	18	Not Disclosed	Sim Trava Ltd has taken 1,342 sq ft (125 sq m) of second-floor office space, within Garden Place, from Victoria & Springfield LLP on a five -year lease at £24,156 pa, equating to £18.00 psf (£193.75 psm), subject to an option to break in year three. CB Richard Ellis & TFC (Property) Ltd acted on behalf of Victoria & Springfield LLP. Edwards & Co acted on behalf of Sim Trava Ltd. The quoting rent was £24,156 pa, equating to £18.00 psf (£193.75 psm). Achieved rent confirmed by Nicholas Nelson at CB Richard Ellis. (CoStar Research 12/08/2010 )
Tabley Court		Stamford Street	Unit 2-5	Altrincham	WA14 1EZ	01/10/2009	2,447	227	24,470	10	107.64	19,576	8	Not Disclosed	Health Management has taken 2,447 sq ft (227 sq m) of office space within unit 5 from on a five -year lease at £24,470 pa, equating to £10 psf (£107.79 psm), subject to an option to break in year three. Edwards & Co and Savills Commercial acted on behalf of landlord. Three months rent-free period was agreed. Health Management were unrepresented. The quoting rent was £19,576 pa, equating to £8 psf (£86.23 psm). Achieved rent confirmed by Richard Dinsdale at Edwards & Co. (CoStar Research 25/10/2010 )
Market Court		Garden Place		Altrincham	WA14 4DW	29/12/2009	1,374	128	26,450	19.25	207.21	25,790	18.77	202.04	Clearview Media Ltd has taken 1374 sq ft (127.65 sq m) of office space from Regional Property Solutions on assignment of an existing lease expiring in September 2009 at a passing rent of £26450 pa, equating to £19.25 psf (£207.21 psm). Regional Property Solutions acted on behalf of the assignor. CBRE Investors is the current landlord of the property. The quoting rent was £25790 pa, equating to £18.77 psf (£202.04 psm). Achieved rent confirmed by Ben Gregory at Regional OProperty Solutions. (CoStar Research 27/08/2008 )
Tabley Court		Stamford Street	Unit 2-5	Altrincham	WA14 1EZ	01/07/2009	3,731	347	29,848	8	86.11	Not Disclosed	Not Disclosed	Not Disclosed	I.T. Recruitment Ltd has taken 3,731 sq ft (346.62 sq m) of fourth-floor office space within Building 1 on a lease at £29,848 pa, equating to £8 psf (£86.11 psm). King Sturge acted on behalf of landlord. Achieved rent confirmed by King Sturge Deals Report. (CoStar Research 26/10/2009 )

Station House		Stamford New Road		Altrincham	WA14 1EP	01/02/2008	1,819	169	29,941	16.46	177.18	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 1,819 sq ft (169 sq m) of office space from Bruntwood Estates Ltd on a five-year lease at £29,948 pa, equating to £16.46 psf (£177.61 psm). Lambert Smith Hampton acted on behalf of Bruntwood Estates Ltd. Achieved rent confirmed by David Thwaites at Lambert Smith Hampton.
	11-11a	Goose Green		Altrincham	WA14 1DW	30/06/2010	2,446	227	29,964	12.25	131.86	30,000	12.26	Not Disclosed	Contact Solutions has taken 2,246 sq ft (227 sq m) of office space from gooseberry Developments on a six year lease at £29,964 pa, equating to £12.25 psf (£131.86 psm), with an option to break in year three. Regional Property Solutions acted on behalf of Gooseberry Developments. The tenant was unrepresented. The quoting rent was £30,000 pa, equating to £12.26 psf (£132.02 psm). Achieved rent confirmed by Daniel Lee at Regional Property Solutions. (CoStar Research 31/08/2010)
Stocks Court		Old Market Place		Altrincham	WA14 4NP	01/09/2009	1,625	151	29,998	18.46	198.7	30,000	18.46	Not Disclosed	Clear View Media has taken 1,625 sq ft (151 sq m) of office space on an 18 month lease at £30,000 pa, equating to £18.46 psf (£198.72 psm). Regional Property Solutions acted on behalf of Clear View Media. The quoting rent was £30,000 pa, equating to £18.46 psf (£198.72 psm). Achieved rent confirmed by Ben Gregory at Regional Property Solutions. (CoStar Research 28/04/2009)
	19a-23	Stamford New Road		Altrincham	WA14 1BN	01/02/2008	2,500	232	30,000	12	129.17	30,000	12	Not Disclosed	An undisclosed tenant has taken 2,500 sq ft (232 sq m) of office space on a lease at £30,000 pa, equating to £12 psf (£129.17 psm). Thomas Willmax acted on behalf of the landlord. The quoting rent was £30,000 pa, equating to £12 psf (£129.17 psm). Achieved rent confirmed by Hillary Clode at Thomas Willmax. (CoStar Research 08/08/2008)
Goose Green		Denmark Street		Altrincham	WA14 1DE	01/08/2009	3,564	331	44,550	12.5	134.55	49,896	14	Not Disclosed	The Foundry Limited has taken 3,564 sq ft (331 sq m) of first floor office space from Derwent Holdings Ltd on a ten -year lease at £44,550 pa, equating to £12.50 psf (134.59 psm). A confidetail rent free period was agreed. Startos PDI acted on behalf of Derwent Holdings Ltd. The Foundry Limited was unrepresented. (CoStar Research 03/09/2009)
Station House		Stamford New Road		Altrincham	WA14 1EP	10/10/2011	3,529	328	52,935	15	161.46	52,935	15	161.47	United Capital has taken 3,529 sq ft (328 sq m) of fifth-floor office space within suite 5r from Bruntwood Estates Ltd on a five-year lease at £52,935 pa, equating to £15.00 psf (£161.46 psm), subject to no rent reviews and a tenant only option to break in year three. Bruntwood Estates Ltd, Lambert Smith Hampton and CB Richard Ellis acted on behalf of Bruntwood Estates Ltd. The incentives were undisclosed. United Capital was unrepresented. The quoting rent was £52,935 pa, equating to £15.00 psf (£161.46 psm). Achieved rent confirmed by James Devany at Bruntwood Estates Ltd. (CoStar Research 17/10/2011)
Station House		Stamford New Road		Altrincham	WA14 1EP	01/04/2008	3,531	328	58,226	16.49	177.5	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 3,531 sq ft (328 sq m) of office space from Bruntwood Estates Ltd on a six-year lease at £58,229 pa, equating to £16.50 psf (£177.61 psm). Lambert Smith Hampton acted on behalf of Bruntwood Estates Ltd. Achieved rent confirmed by David Thwaites at Lambert Smith Hampton..
St Johns House		Barrington Road		Altrincham	WA14 1JY	01/04/2011	3,472	323	60,864	17.53	188.69	57,288	16.5	177.61	Elan Computing has taken 3,472 sq ft (323.54 sq m) of first-floor office space from Hollins Murray Group on a six year lease at £60,864 pa, equating to £17.53 psf (£188.69 psm). The RPS Group Plc (Surveyors) acted on behalf of Hollins Murray Group. Jones Lang LaSalle acted on behalf of Computer associates, whereas Elan Computing Ltd was unrepresented. The quoting rent was £57,288 pa, equating to £16.50 psf (£177.60 psm). Achieved rent confirmed by Andrew Gardiner at Jones Lang LaSalle. (CoStar Research 22/06/2011)
Tabley Court		Stamford Street	Unit 2-5	Altrincham	WA14 1EZ	01/07/2009	7,048	655	63,855	9.06	97.52	Not Disclosed	Not Disclosed	Not Disclosed	Hanover Sterling Ltd has taken 7,048 sq ft (654.77 sq m) of first-floor office space within Building 3 on a lease at £63,884 pa, equating to £9.06 psf (£97.57 psm). King Sturge acted on behalf of landlord. Achieved rent confirmed by King Sturge Deals Report.
Trafalgar House		Manchester Road		Altrincham	WA14 1NU	01/09/2010	6,057	563	84,798	14	150.7	75,713	12.5	134.55	An undisclosed tenant has taken 6,057 sq ft (563 sq m) of second floor office space from an undisclosed landlord on a lease at £84,798 pa, equating to £14.00 psf (£150.69 psm). WHR Property consultants and Canning O'Neill acted on behalf of the landlord. The quoting rent was £75,713 per annum equating to £12.50 psf (£134.55 psm). The Achieved rent was confirmed by Oliver Rowe at WHR Property Consultants. (CoStar Research 10/01/2012)
Charter House	2	Woodlands Road		Altrincham	WA14 1HF	01/06/2008	9,300	864	153,171	16.47	177.28	154,109	16.57	178.37	Mott MacDonald Group Ltd has taken 9,300 sq ft (864 sq m) of first and part second-floor office space from Orbit Developments Ltd on a 5 -year lease at £153,143 pa, equating to £16.58 psf (£178.47 psm), with an option to break after 2.5 years. King Sturge acted on behalf of Orbit Developments. The tenant was unrepresented. Achieved rent confirmed by Rhys Owen at Orbit Developments. (CoStar Research 05/06/08)
Springbank House	33	Stamford Street		Altrincham	WA14 1ES	01/09/2008	15,750	1,463	315,000	20	215.28	Not Disclosed	Not Disclosed	Not Disclosed	Mott MacDonald Group Ltd has taken 15,750 sq ft (1,463.22 sq m) of office space from Property Alliance Group Ltd on a 15-year lease at £315,000 pa, equating to £20.00 psf (£215.28 psm), subject to a rent review in year five and an option to break in year 10. Property Alliance Group Ltd was unrepresented. An approximate 12 months rent-free period was agreed. DTZ acted on behalf of Mott MacDonald Group Ltd. Achieved rent confirmed by Andrew Gardiner at DTZ.
Garden Place		Victoria Street		Altrincham	WA14 1ET	16/11/2009	1,200	111	Not disclosed	Not disclosed	Not disclosed	24,000	20	Not Disclosed	Finnegan Consulting Ltd has taken 1,200 sq ft (111.48 sq m) of part second-floor office space, within Garden Place in Altrincham, from Victoria and Springfield LLP on a three -year lease, rent details are confidential. TFC (Property) Ltd & CB Richard Ellis acted on behalf of Victoria and Springfield LLP. No details of Finnegan Consulting Ltd's representatives were provided. The quoting rent was £24,000 pa, equating to £20.00 psf (£215.28 psm). (CoStar Research 18/11/2009)
Garden Place		Victoria Street		Altrincham	WA14 1ET	18/05/2009	2,045	190	Not disclosed	Not disclosed	Not disclosed	40,900	20	Not Disclosed	Lease details confidential. (CoStar Research 18/06/2009)
Garden Place		Victoria Street		Altrincham	WA14 1ET	01/12/2008	2,927	272	Not disclosed	21	226.04	58,540	20	Not Disclosed	Civica Plc has taken 2,927 sq ft (271.92 sq m) of fourth floor space from Aspect Limited on a ten -year lease at £61,467 pa, equating to £21 psf (£226 psm). Six months rent free period was offered. CB Richard Ellis and TFC Ltd acted on behalf of Aspect Limited. The tenant was unrepresented. The quoting rent was £58,540 pa, equating to £20 psf (£215.28 psm). Achieved rent confirmed by Kirsty Lockett at CB Richard Ellis. (CoStar Research 26/01/2009)
Tabley Court		Stamford Street	Unit 2-5	Altrincham	WA14 1EZ	09/07/2009	1,908	177	Not disclosed	Not disclosed	Not disclosed	15,264	8	Not Disclosed	Legal & Financial Claims Ltd has taken 1,908 sq ft (177 sq m) of office space within Unit 2 from Smith Nicholas on a five-year lease, subject to a yearly rent review and an option to break. Savills Commercial and Edwards & Co acted on behalf of Smith Nicholas. Reportedly no incentives were agreed. Legal & Financial Claims Ltd were unrepresented. The quoting rent was £15,264 pa, equating to £8 psf (£86.11 psm). Achieved rent confirmed by Edward Chantler at Savills Commercial. (CoStar Research 22/07/2009)

	16	Kingsway		Altrincham	WA14 1PJ	01/01/2009	949	88	Not disclosed	Not disclosed	Not disclosed	9,000	9.48	102.27	An undisclosed tenant has taken 949 sq ft (88 sq m) of second-floor office space on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £9,000 pa, equating to £9.48 psf (£102.08 psm). (CoStar Research 20/01/2009 )
Warrant House		High Street		Altrincham	WA14 1PZ	01/07/2008	914	85	Not disclosed	Not disclosed	Not disclosed	15,081	16.5	Not Disclosed	Lavora Marketing Limited has taken 914 sq ft (84.91 sq m) of suite 4 office space from Regional Property Solutions on a three - year lease at £15081 pa, equating to £16.5 psf (£177.6 psm). Regional Property Solutions acted on behalf of Grange Thorpe Properties Limited. Lavora Marketing Ltd was unrepresented. The quoting rent was £15081 pa, equating to £16.5 psf (£177.6 psm). Achieved rent confirmed by Ben Gregory at Regional Property Solutions. (CoStar Research 27/08/2008 )
	1-1a	Market Street		Altrincham	WA14 1QE	01/06/2010	200	19	Not disclosed	Not disclosed	Not disclosed	3,640	18.2	Not Disclosed	An undisclosed tenant has taken 200 sq ft of office space. Ian Macklin & Co acted on behalf of the landlord. The quoting rent was £3,640 pa, equating to £18.20 psf. (CoStar Research 08/07/2010 )
	1-1a	Market Street		Altrincham	WA14 1QE	05/11/2009	188	17	Not disclosed	Not disclosed	Not disclosed	9,500	50.53	Not Disclosed	An undisclosed tenant has taken 188 sq ft (17.47 sq m) of first-floor office space, within 1 market Street on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £9,500 pa, equating to £50.53 psf (£543.92 psm). (CoStar Research 05/11/2009 )
Myburo	20	Market Street		Altrincham	WA14 1QS	01/06/2009	752	70	Not disclosed	Not disclosed	Not disclosed	22,560	30	Not Disclosed	Lease details confidential within Suite 2.4. (CoStar Research 06/07/2009 )
Fairbank House		Ashley Road		Altrincham	WA14 2DP	01/11/2009	3,552	330	Not disclosed	Not disclosed	Not disclosed	58,608	16.5	Not Disclosed	An undisclosed tenant has taken 3,552 sq ft (330 sq m) of office space, Fairbank House in Altrincham on confidential terms. WHR Property Consultants and Canning O'Neill acted on behalf of the landlord. The quoting rent was £58,608 pa, equating to £16.50 psf (£177.60 psm). (CoStar Research 12/02/2010 )
	1-5	The Downs		Altrincham	WA14 2QD	16/08/2010	2,068	192	Not disclosed	Not disclosed	Not disclosed	24,816	12	129.17	An undisclosed tenant has taken 2,068 sq ft (192 sq m) of ground and first-floor office space on confidential terms. DTZ acted on behalf of landlord. The quoting rent was £24,816 pa, equating to £12.00 psf (£129.17 psm). Confirmed by DTZ. (CoStar Research 30/03/2012 )
	1-5	The Downs		Altrincham	WA14 2QD	14/06/2010	489	45	Not disclosed	Not disclosed	Not disclosed	2,934	6	Not Disclosed	First Assist Group has taken 489 sq ft (45.43 sq m) of first-floor office space within 1-5 The Downs from Willan Investments Ltd. Regional Property Solutions Ltd acted on behalf of Willan Investments Ltd. First Assist Group was unrepresented. The quoting rent was £2,934 pa, equating to £6.00 psf (£64.58 psm). Achieved rent confirmed by Toby Homes at Willan Investments Ltd. (CoStar Research 10/03/2011 )
	6b	Old Market Place		Altrincham	WA14 4NP	01/07/2008	1,625	151	Not disclosed	Not disclosed	Not disclosed	30,000	18.46	Not Disclosed	An undisclosed tenant has taken 1,625 sq ft (150.96 sq m) of office space on confidential terms. Berkeley Brown acted on behalf of landlord. The quoting rent was £30,000 pa, equating to £18.46 pa (£198.72 psm). (CoStar Research 04/03/2010 )
Denzell House		Dunham Road	Denzell Gardens	Altrincham	WA14 4QF	01/08/2013	558	52	Not disclosed	Not disclosed	Not disclosed	6,696	12	129.17	An undisclosed tenant has taken 585 sq ft (54.35 sq m) of ground-floor office space at the Boardroom suite on confidential terms. Matthews & Goodman LLP acted on behalf of the landlord. The quoting rent was £7,020 pa, equating to £12.00 psf (£129.17 psm). Deal confirmed by Sara Johnson at Matthews & Goodman LLP.
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	15/07/2013	6,842	636	Not disclosed	Not disclosed	Not disclosed	92,367	13.5	145.31	An undisclosed tenant has taken 6,842 sq ft (636 sq m) of second floor office space from Magnus Ltd on a three year lease. Magnus Ltd acted on behalf of themselves. The tenant was unrepresented. The quoting rent was £92,367 pa, equating to £13.50 psf (£145 psm).
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	01/07/2013	445	41	Not disclosed	Not disclosed	Not disclosed	6,008	13.5	145.33	Goth Hibbert has taken 445 sq ft (41 sq m) of ground floor office space from Magnus Ltd on a one year lease. Magnus Ltd acted on behalf of themselves. Goth Hibbert were unrepresented. The quoting rent was £6,007 pa, equating to £13.50 psf (£147 psm).
		Dairyhouse Lane	Units 2-4 St Georges	Altrincham	WA14 5UA	01/07/2013	992	92	Not disclosed	Not disclosed	Not disclosed	14,503	14.62	157.37	An undisclosed tenant has taken 992 sq ft (92 sqm) of office space within Unit 3 on confidential terms. Impey & Co acted on behalf of the landlord. The quoting rent was £14,500 pa, equating to £14.62 psf (£157.36 psm).
Progress House	17	Cecil Road		Altrincham	WA15 9NZ	01/07/2013	255	24	5,001	19.61	211.08	4,799	18.82	202.57	An undisclosed tenant had taken 255 sq ft (24 sq m) of ground floor office space from Forward Property Group on a 12-month license agreement at £5,000 pa, equating £19.61 psf (£211 psm). Achieved rent confirmed by Chris Wright at Forward Property Group.
Progress House	17	Cecil Road		Altrincham	WA15 9NZ	01/07/2013	205	19	4,500	21.95	236.27	4,200	20.49	220.47	An undisclosed tenant had taken 205 sq ft (19 sq m) of ground floor office space from Forward Property Group on a 12-month license agreement at £4,500 pa, equating £21.95 psf (£236 psm). Achieved rent confirmed by Chris Wright at Forward Property Group.
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	03/06/2013	213	20	Not disclosed	Not disclosed	Not disclosed	2,876	13.5	145.33	Mcdonald IT has taken 213 sq ft (20 sq m) of ground floor office space from Magnus Ltd on a one year lease. Magnus Ltd acted on behalf of themselves. Mcdonald IT were unrepresented. The quoting rent was £2,876 pa, equating to £13.50 psf (£143 psm).
	30 - 36	Stamford Street		Altrincham	WA14 1EY	15/05/2013	980	91	Not disclosed	Not disclosed	Not disclosed	8,751	8.93	96.12	An undisclosed tenant had taken 980 sq ft (91 sq m) of first floor office space at 32 Stamford Street on confidential terms. Morrison Property Services acted on behalf of the landlord. The quoting rent was £8,750 pa, equating £8.93 psf (£96 psm). Deal confirmed by Sally Kenrick at Morrison Property Services.
Lindley Court		Scott Drive		Altrincham	WA15 8AB	07/05/2013	3,054	284	39,702	13	139.93	41,229	13.5	145.31	Markit EDM Ltd has taken 3,054 sq ft (283 sq m) of ground floor office space from an undisclosed landlord on a five year lease at £39,702 pa, equating to £13.00 psf (£139.93 psm), subject to an option to break at the end of year three. TFC acted on behalf of the landlord. 24 months half rent period was agreed. DTZ acted on behalf of Markit EDM Ltd. The quoting rent was £41,229
	16 - 19	Goose Green		Altrincham	WA14 1DW	01/05/2013	958	89	Not disclosed	Not disclosed	Not disclosed	11,975	12.5	134.55	J. Osborne has taken 958 sq ft (89 sq m) of ground-floor office space within suite 9 from Derwent Holdings on a six-year lease at a confidential rent, subject to a tenant option to break in year five. Stratos Pdi acted on behalf of Derwent Holdings. The tenant was unrepresented*. The quoting rent was £11,975 pa, equating to £12.50 psf (£134.55 psm). Deal confirmed by Graeme
	8	Cecil Road		Altrincham	WA15 9PA	01/05/2013	1,526	142	28,002	18.35	197.52	Not Disclosed	Not Disclosed	Not Disclosed	Blackstone Solicitors Ltd has taken 1,526 sq ft of ground and first floor office space on a ten year lease at £28,000 pa, equating to £18.35 psf (£197.51 psm), subject to a tenant option to break in year five and a rent review in year five. Five months rent free period was agreed. Regional Property Solutions acted on behalf of the landlord. Blackstone Solicitors Ltd were
Warrant House		High Street		Altrincham	WA14 1PZ	07/03/2013	920	85	12,880	14	150.7	Not Disclosed	Not Disclosed	Not Disclosed	Code Resources Ltd has taken 920 sq ft of first floor office space from Grange Thorpe Properties on a five year lease at £12,880 pa, equating to £14.00 psf (£150.69 psm) and subject to a tenants option to break in year three. There were no rent reviews and a three month rent free period was agreed. Regional Property Solutions and Canning O'Neill acted on behalf of Grange
	18	Egerton Road		Altrincham	WA15 8EE	04/03/2013	611	57	Not disclosed	Not disclosed	Not disclosed	8,499	13.91	149.74	PST Legal IT has taken 611 sq ft (57 sqm) of ground floor office space on a three year lease on confidential terms. Meller Braggins and Regional Property Solutions acted on behalf of the landlord. The quoting rent was £8,500 pa, equating to £13.91 psf (£149.72 psm). Deal confirmed by Daniel Lee at Regional Property Solutions.
York House		Vicarage Lane		Altrincham	WA14 3BA	01/03/2013	300	28	3,498	11.66	125.51	4,200	14	150.7	An undisclosed tenant as taken 300 sq ft (28 sqm) of second floor office space within Suite 5 on a two year lease at £3,500 pa ,equating to £11.66 psf (£125.57 psm). There were no breaks or reviews and the ingoing tenant was unrepresented. Melton Brook Properties Ltd acted on behalf of the landlord. The quoting rent was £4,200 pa, equating to £14.00 psf (£150.69 psm).
York House		Vicarage Lane		Altrincham	WA14 3BA	01/03/2013	600	56	6,498	10.83	116.57	10,800	18	193.76	An undisclosed tenant has taken 600 sq ft (55 sqm) of first floor office space on a two year lease at £6,500 pa, equating to £10.83 psf (£116.60 psf). There were no breaks or reviews and the ingoing tenant was unrepresented. Melton Brook Properties Ltd acted on behalf of the landlord. The quoting rent was £10,800 pa, equating to £18.00 psf (£193.75 psm). Deal
	16 - 19	Goose Green		Altrincham	WA14 1DW	01/03/2013	1,604	149	Not disclosed	Not disclosed	Not disclosed	20,050	12.5	134.55	Goose Green Dental Care has taken 1,604 sq ft (149 sq m) of ground-floor office space within suite 5 from Derwent Holdings on a 15-year lease at a confidential rent, subject to rent reviews at the fifth and tenth years, and a tenant option to break in year ten. Stratos Pdi acted on behalf of Derwent Holdings. The tenant was unrepresented. The quoting rent was £20,050 pa, equating to
	136	Moss Lane		Altrincham	WA15 8AN	01/03/2013	1,000	93	Not disclosed	Not disclosed	Not disclosed	8,000	8	86.11	An undisclosed tenant had taken 1,000 sq ft (93 sq m) of first and second floor office space from Forward Property Group on confidential terms. The quoting rent was £8,000 pa, equating £8.00 psf (£86 psm). Deal confirmed by Chris Wright at Forward Property Group.

Craven Court		Craven Road	Units 1-5	Altrincham	WA14 5DY	28/02/2013	775	72	8,998	11.61	124.97	8,998	11.61	124.97	An undisclosed tenant has taken 775 sq ft (72 sq m) of ground and first floor office at Â£8998 pa, equating to Â£ 11.61 psf (Â£125 psm). Craven properties acted on behalf of the landlord. The quoting rent was Â£ 8998 pa, equating to Â£ 11.61 psf (Â£125 psm). Achieved rent confirmed by Wendy Lamb at Craven Properties.
Bruce Court	25a	Hale Road		Altrincham	WA14 2EY	27/02/2013	1,100	102	15,400	14	150.7	14,850	13.5	145.32	Whitcroft Homes Limited has taken 1,100 sq ft (102 sq m) of ground-floor office space from an undisclosed landlord on a three-year lease at Â£15,400 pa, equating to Â£14.00 psf (Â£150.69 psm), subject to an option to break after 6 and 12 months. TFC acted on behalf of the landlord. The tenant was unrepresented. The quoting rent was Â£14,850 pa, equating to Â£13.50 psf
	28 - 32	Greenwood Street		Altrincham	WA14 1RZ	06/02/2013	700	65	Not disclosed	Not disclosed	Not disclosed	6,482	9.26	99.68	An undisclosed tenant has taken 700 sq ft (65.03 sq m) of first-floor office space on confidential terms. Roger Hannah & Co and Regional Property Solutions Ltd acted on behalf of the landlord. Deal confirmed by Jackie Blomley at Roger Hannah & Co.
	69	Ashfield Road		Altrincham	WA15 9QN	16/01/2013	1,151	107	14,388	12.5	134.55	Not Disclosed	Not Disclosed	Not Disclosed	Clownfish Digital has taken 1,151 sq ft (107 sqm) of ground floor office space from Bindle Homes Pension Fund on a three year lease at Â£14,387.50, equating to Â£12.50 psf (Â£134.55 psm). There were no breaks or reviews and a two month rent free period was agreed. Regional Property Solutions acted on behalf of Bindle Pension Fund. Clownfish Digital were unrepresented. Independent Financial Matters has taken 1,278 sq ft (118 sq m) of first-floor office space from Caulfield Properties on a two and a half-year lease at Â£11,500 pa, equating to Â£8.99 psf (Â£97.45 psm), rising to Â£12,780 pa, equating to Â£10 psf (Â£108.30) in the seventh month. Abc Estates and Regional Property Solutions Ltd acted on behalf of Caulfield Properties. The tenant was
Ambassador Place		Stockport Road		Altrincham	WA15 8DB	14/01/2013	1,278	119	11,489	8.99	96.77	12,780	10	107.64	Worldwide Recruitment Solutions Ltd has taken 4,000 sq ft (371 sqm) of first floor office space on a ten year lease at Â£51,840 pa, equating to Â£12.96 psf (Â£139.50 psm). Regional Property Solutions acted on behalf of the landlord. Worldwide Recruitment Solutions Ltd were unrepresented. Achieved rent confirmed by Worldwide Recruitment Solutions.
	4	Scott Drive		Altrincham	WA15 8AB	03/01/2013	4,000	372	51,840	12.96	139.5	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 141 sq ft (13 sqm) of first floor office space on a lease on confidential terms. Meller Braggins acted on behalf of the landlord. The quoting rent was Â£4,500 pa, equating to Â£31.91 psf (Â£343.53 psm). Deal confirmed by Meller Braggins.
	145a	Ashley Road		Altrincham	WA14 2UW	01/11/2012	141	13	Not disclosed	Not disclosed	Not disclosed	4,499	31.91	343.44	Sheldon Davidson Solicitors has taken 1,200 sq ft (111.48 sq m) of office space from Pannone LLP on assignment of an existing lease expiring in August 2014 at a passing rent of Â£25,500 pa, equating to Â£21.25 psf (Â£228.73 psm). P3 Property Consultants LLP acted on behalf of Pannone LLP. Four months rent-free period was agreed. Sheldon Davidson Solicitors were unrepresented.
Ollerbarrow House	209 - 211	Ashley Road		Altrincham	WA15 9SQ	01/11/2012	1,200	111	25,500	21.25	228.74	25,500	21.25	228.74	McCarthy & Stone Retirement Lifestyles Ltd has taken 11,201 sq ft (1,040 sq m) of ground and first-floor office space from FREP (Altrincham) Limited on a 15-year lease at Â£162,414.50 pa, equating to Â£14.50 psf (Â£156.17 psm), subject to rent reviews at years 5 and 10 and a mutual option to break in year 10. Edwards & Co and Savilles acted on behalf of FREP (Altrincham) Limited.
		Stuart Road	Unit 3 Altrincham Bu	Altrincham	WA14 5GL	01/11/2012	11,200	1,041	162,400	14.5	156.08	168,000	15	161.46	Premier Search Ltd has taken 915 sq ft (85 sq m) of first floor office space from Magnus Ltd on a two year lease at Â£10,468 pa, equating to Â£11.44 psf (Â£123 psf). Magnus Ltd acted on behalf of themselves. Premier Search Ltd were unrepresented. The quoting rent was Â£12,352 pa, equating to Â£13.50 psf (Â£145 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd.
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	08/10/2012	915	85	10,468	11.44	123.14	12,353	13.5	145.31	An undisclosed tenant has taken 1,286 sq ft (119 sq m) of ground-floor office space within the Dunham Suite from the landlord. Matthews & Goodman acted on behalf of the landlord. The quoting rent was Â£15,432 pa, equating to Â£12 psf (Â£129.68 psm). Deal confirmed by Matthews & Goodman.
Denzell House		Dunham Road	Denzell Gardens	Altrincham	WA14 4QF	02/10/2012	1,286	119	Not disclosed	Not disclosed	Not disclosed	15,432	12	129.17	Apex Computers has taken 2,024 sq ft of ground floor office space on a five year lease at Â£25,300 pa, equating to Â£12.50 psf (Â£134.55 psm). There were no breaks or reviews and a six month rent free period was agreed. Regional Property Solutions acted on behalf of the landlord. Apex Computers were unrepresented. The quoting rent was Â£25,300, equating to Â£12.50 psf
Earle House		Atlantic Street		Altrincham	WA14 5DD	30/09/2012	2,024	188	25,300	12.5	134.55	25,300	12.5	134.55	Taylor Sterling Legal Ltd has taken 613 sq ft (57 sq m) of ground floor office space from Magnus Ltd on a one year lease at Â£6,535 pa, equating to Â£10.66 psf (Â£115 psm). Magnus Ltd acted on behalf of themselves. Taylor Sterling Legal Ltd were unrepresented. The quoting rent was Â£8,275 pa, equating to Â£13.50 psf (Â£145 psm). Achieved rent confirmed by Laura
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	10/09/2012	613	57	6,535	10.66	114.74	8,276	13.5	145.32	ECM Associates has taken 424 sq ft (39.39 sq m) of third-floor office space from Mc Hale Solicitors at Â£8,160 pa, equating to Â£19.24 psf (Â£207.15 psm). Regional Property Solutions acted on behalf of Mc Hale Solicitors. Achieved rent confirmed by Regional Property Solutions.
	19 - 21	High Street		Altrincham	WA14 1QP	15/08/2012	424	39	8,158	19.24	207.1	Not Disclosed	Not Disclosed	Not Disclosed	Arc Financial Solutions has taken 651 sq ft (60.48 sq m) of first-floor office space from Enduring Properties (Jersey) Ltd on a two-year lease at Â£9,000 pa, equating to Â£13.82 psf (Â£148.80 psm). Regional Property Solutions acted on behalf of Enduring Properties (Jersey) Ltd. (The quoting rent was Â£9,101 pa, equating to Â£13.98 psf (Â£150.48 psm). Achieved rent confirmed by
	2 - 4	The Downs		Altrincham	WA14 2PS	15/08/2012	651	60	8,997	13.82	148.76	9,101	13.98	150.48	An undisclosed tenant has taken 1,694 sq ft (157.38 sq m) of office space on the first floor on a new lease on confidential terms. Lambert Smith Hampton & Bruntwood Estates Ltd acted on behalf of the landlord. The quoting rent was Â£25,410 pa, equating to Â£15.00 psf (Â£161.46 psm). Deal confirmed with Mark Bamber at Lambert Smith Hampton.
Station House		Stamford New Road		Altrincham	WA14 1EP	01/08/2012	1,694	157	Not disclosed	Not disclosed	Not disclosed	25,410	15	161.46	An undisclosed tenant has taken 2,224 sq ft (206.61 sq m) of second floor office space on confidential terms Regional Property Solutions acted on behalf of landlord. The quoting rent was Â£31,136 pa, equating to Â£14 psf (Â£150.69 psm). Confirmed by Daniel Lee at Regional Property Solutions.
Warrant House		High Street		Altrincham	WA14 1PZ	16/07/2012	2,224	207	Not disclosed	Not disclosed	Not disclosed	31,136	14	150.69	Cotton Traders (holdings) Ltd has taken 2,063 sq ft (192 sq m) of office space, suite 2 within unit 1 Pacific Court, from Aberdeen Asset Management Plc on a six-year lease at Â£24,735 pa, equating to Â£11.99 psf (Â£129.06 psm). Regional Property Solutions Ltd and TFC acted on behalf of Aberdeen Asset Management Plc. WHR Property Consultants acted on behalf of Cotton Traders
Neptune House		Pacific Road		Altrincham	WA14 5BJ	11/07/2012	2,028	188	25,167	12.41	133.58	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 875 sq ft (81.2 sq m) of office space. Thomas Willmax acted on behalf of the landlord. The quoting rent was Â£10,491 pa, equating to Â£11.99 psf (Â£129.19 psm). Confirmed by Thomas Willmax.
	35	Back Grafton Street		Altrincham	WA14 1DY	01/07/2012	875	81	Not disclosed	Not disclosed	Not disclosed	10,491	11.99	129.06	An undisclosed tenant has taken 545sq ft (51 sq m) of office space, within 25A Hale Road on confidential terms. TFC acted on behalf of landlord. The quoting rent was Â£7,358 pa, equating to Â£13.50 psf (Â£73.58 psm).
Bruce Court	25a	Hale Road		Altrincham	WA14 2EY	13/06/2012	304	28	Not disclosed	Not disclosed	Not disclosed	4,104	13.5	145.33	An undisclosed tenant has taken 600 sq ft (56 sq m) of office space on confidential terms. TFC acted on behalf of the landlord. The quoting rent was Â£8,100 pa, equating to Â£13.50 psf (Â£75.60 psm).
Bruce Court	25a	Hale Road		Altrincham	WA14 2EY	13/06/2012	600	56	Not disclosed	Not disclosed	Not disclosed	8,100	13.5	145.32	Symbolic It Ltd has taken 229 sq ft (21 sq m) of ground floor office space from Magnus Ltd on a one year lease at Â£2,432 pa, equating to Â£10.62 psf (Â£116 psm). Magnus Ltd acted on behalf of themselves. Symbolic It Ltd were unrepresented. The quoting rent was Â£3,091 pa, equating to Â£13.50 psf (Â£147 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd.
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	01/06/2012	229	21	2,432	10.62	114.31	3,092	13.5	145.37	Coton Traders has taken 4,432 sq ft (411.74 sq m) of ground and first-floor office space from Saintwood. Regional Property Solutions acted on behalf of Saintwood. Rent was agreed a Â£55,000 pa equating to Â£12.41 psf (133.57 psm). Confirmed by Daniel Lee at Regional Property Solutions.
Neptune House		Pacific Road		Altrincham	WA14 5BJ	30/05/2012	2,404	223	Not disclosed	Not disclosed	Not disclosed	32,454	13.5	145.31	An undisclosed tenant has taken 365.00 sq ft (33.91 sq m) of Serviced Office space from an unknown landlord on private and confidential terms. The landlord was unrepresented. The quoting rent was Â£14,300 pa, equating to Â£39.18 psf (Â£421.71 psm).
	220	Ashley Road		Altrincham	WA15 9SR	02/05/2012	365	34	Not disclosed	Not disclosed	Not disclosed	14,301	39.18	421.73	An undisclosed tenant has taken 165 sq ft (15.33 sq m) of first-floor office space from Mr Brendan Green on a confidential lease. Mr Brendan Green represented himself. The quoting rent was Â£1,656 pa, equating to Â£10.04 psf (Â£108.03 psm). Deal information confirmed by Kelly Marie Ody at Jets Estate Agents.
	197 - 201	Manchester Road		Altrincham	WA14 5NU	01/05/2012	165	15	Not disclosed	Not disclosed	Not disclosed	1,656	10.04	108.02	An undisclosed tenant has taken 1,875 sq ft (174.19 sq m) of office space within suite 6RA on confidential terms from Bruntwood Estates Ltd. CBRE Ltd, Bruntwood Estates Ltd and Lambert Smith Hampton acted on behalf of Bruntwood Estates Ltd. The quoting rent was Â£28,125 equating to Â£15.00 psf (Â£161.46 psm). Details confirmed by CBRE Ltd.
Station House		Stamford New Road		Altrincham	WA14 1EP	15/04/2012	1,875	174	Not disclosed	Not disclosed	Not disclosed	28,125	15	161.46	Electrical & Data Solutions Ltd has taken 187 sq ft (17.37 sq m) of ground-floor office space from Magnus Ltd on a six-month lease at Â£2,214.08 pa, equating to Â£11.84 psf (Â£127.44 psm). Magnus Ltd acted directly. Electrical & Data Solutions Ltd was unrepresented. The quoting rent was Â£2,524.50 pa, equating to Â£13.50 psf (Â£145.31 psm). Achieved rent confirmed by Laura Darbys Solicitors LLP has taken 2,756 sq ft (256 sq m) of first-floor office space from CBRE Investors on a five-year lease at Â£41,340 pa, equating to Â£15.00 psf (Â£161.46 psm), with no rent reviews or options to break. Regional Property Solutions Ltd acted on behalf of CBRE Investors. TFC acted on behalf of Darbys Solicitors LLP. The quoting rent was Â£41,340 pa, equating to
Grosvenor House	20	Barrington Road		Altrincham	WA14 1HB	19/03/2012	187	17	2,214	11.84	127.45	2,525	13.5	145.37	Bidtech Solutions Ltd have taken 5,235 sq ft (486.35 sq m) of office space within unit A from Satinwood on a five-year lease at Â£65,438 pa, equating to Â£12.50 psf (Â£134.5 psm). TFC and Regional Property Solutions acted on behalf of Satinwood. Bidtech Solutions Ltd were unrepresented. The quoting rent was Â£54,968 pa, equating to Â£10.50 psf (Â£113.02 psm). Achieved rent
Richmond House		Heath Road		Altrincham	WA14 2XP	15/03/2012	2,756	256	41,340	15	161.46	41,340	15	161.46	
Anchorage Court		Caspian Road	Units A-B Century Pa	Altrincham	WA14 5HH	06/03/2012	5,235	486	65,438	12.5	134.55	54,968	10.5	113.02	



Hamilton House		Church Street		Altrincham	WA14 4DZ	02/03/2012	8,940	831	111,750	12.5	134.55	120,690	13.5	145.31	Ledx has taken 8,940 sq ft (830 sq m) of second floor office space from Prupim on a two-year lease at Â£111,750 pa, equating to Â£12.50 psf (Â£ 134.63 psm), subject to an option to break in May. Jones Lang LaSalle and Canning O'Neil acted on behalf of Prupim. The quoting rent was Â£120,690 pa, equating to Â£ 13.50 psf (Â£ 145.40 psm). Achieved rent confirmed by Greg Ball at Mortgage Matters (The) has taken 900 sq ft (83.61 sq m) of ground floor office space from Coldfield Properties on a three year lease at Â£8,100 pa, equating to Â£9.00 psf (Â£96.88 psm), subject to an option to break after 18 months. If the break option is not exercised, the rent will increase to Â£9,000 pa. ABC Estates and Regional Property Solutions Ltd acted on behalf of Coldfield
Ambassador Place		Stockport Road		Altrincham	WA15 8DB	01/03/2012	900	84	8,100	9	96.88	12,150	13.5	145.32	Edge Development Systems Ltd has taken 1,151 sq ft (107 sq m) of first-floor office space from Barton Properties (UK) Ltd on a two-year lease at Â£11,500 pa, equating to Â£9.99 psf (Â£107.55 psm), with no rent reviews or options to break. Regional Property Solutions Ltd acted on behalf of Barton Properties (UK) Ltd. Edge Development Systems Ltd were unrepresented. The Barrett Dixon Bell Ltd has taken 1,468 sq ft (137 sq m) of ground-floor office space to occupy the entire building, 5,300 sq ft (492 sq m), from Amstone Ltd on a new lease to run concurrent with its existing lease at Â£80,025 pa. Regional Property Solutions Ltd acted on behalf of Amstone Ltd. Barrett Dixon Bell Ltd were unrepresented. Achieved rent confirmed by Daniel Lee at Regional
Victoria House	25	Stamford New Road		Altrincham	WA14 1EB	01/02/2012	1,151	107	11,498	9.99	107.53	11,498	9.99	107.53	
Craig Court	25	Hale Road		Altrincham	WA14 2EY	01/02/2012	1,468	136	Not disclosed	Not disclosed	Not disclosed	24,222	16.5	177.61	
<b>Stretford</b>															
Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
Lancastrian Office Centre		Talbot Road		Stretford	M32 0FP	27/05/2009	355	33	3,550	10	107.64	3,550	10	Not Disclosed	Workmates Ltd has taken 355 sq ft (33 sq m) of second floor office space with 8in Duckworth House from Bruntwood Estates Ltd on a two -year lease at Â£3,550 pa, equating to Â£10 psf (Â£107.57 psm). Edwards & Co, P3 property Consultants LLP and Canning O'Neill acted on behalf of Bruntwood Estates Ltd. Workmates Ltd were unrepresented. The quoting rent was Â£3,550 pa, equating to Â£10 psf (Â£107.57 psm). Achieved rent confirmed by Jon Howell @ Bruntwood. (CoStar Research 16/06/2009 )
Lancastrian Office Centre		Talbot Road		Stretford	M32 0FP	01/03/2008	590	55	6,490	11	118.4	Not Disclosed	Not Disclosed	Not Disclosed	Northern Security Ltd has taken 590 sq ft (55 sq m) of office space on a lease at Â£6,490 pa, equating to Â£11 psf (Â£118.40 psm). Edwards & Co acted on behalf of the landlord. (Costar Research 01/05/08)
Lancastrian Office Centre		Talbot Road		Stretford	M32 0FP	01/03/2008	825	77	10,313	12.5	134.55	Not Disclosed	Not Disclosed	Not Disclosed	CCS Media Ltd has taken 825 sq ft (Â£76.64 sq m) of office space on a lease at Â£10,313 pa, equating to Â£12.50 psf (Â£134.55 psm). Edwards & Co acted on behalf of the landlord. (Costar Research 01/05/08)
	1246	Chester Road		Stretford	M32 8WB	01/12/2008	2,107	196	37,505	17.8	191.6	37,500	17.8	191.57	Hertz Rent-a-Car Ltd has taken 2,107 sq ft (196 sq m) of retail space on fifteenth-year lease at Â£37,500 pa, equating to Â£17.80 psf (Â£191.60 psm), subject to a rent review an option to break in year five, should the tenant exercise the break option a penalty of six-months rent will be payable. Sanderson Weatherall acted on behalf of landlord. Reportedly no incentives were agreed. Hertz Rent-a-Car Ltd represented themselves. The quoting rent was Â£37,500 pa, equating to Â£17.80 psf (Â£191.60 psm). Achieved rent confirmed by Chris Nisbet at Sanderson Weatherall.
Lancastrian Office Centre		Talbot Road		Stretford	M32 0FP	01/01/2009	4,645	432	46,450	10	107.64	161,460	Not Disclosed	Not Disclosed	Alternative Networks Ltd has taken 4,645 sq ft (431.53 sq m) of office space on a new lease at Â£46,450 pa, equating to Â£10.00 psf (Â£107.64 psm). Edwards & Co, P3 Property Consultants and Canning O'Neil acted on behalf of the landlord. Achieved rent confirmed by Ed Keany (Deal Report) at Edwards & Co. (CoStar Research 29/04/2009 )
	26	Davyhulme Road East		Stretford	M32 0DW	01/03/2011	900	84	Not disclosed	Not disclosed	Not disclosed	9,000	10	107.64	An undisclosed tenant has taken 900 sq ft (83.61 sq m) of office/ retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was Â£9,000 pa, equating to Â£10.00 psf (Â£107.64 psm). (CoStar Research 15/04/2011 )
Lancastrian Office Centre		Talbot Road		Stretford	M32 0FP	16/12/2009	460	43	Not disclosed	Not disclosed	Not disclosed	4,600	10	Not Disclosed	An undisclosed tenant has taken 460 sq ft (43 sq m) of office space, within Lancastrian Office Centre on confidential terms. Bruntwood Estates, Edwards & Co, P3 Property Consultants LLP and Canning O'Neill acted on behalf of the andlord. The quoting rent was Â£4,600 pa, equating to Â£10.00 psf (Â£107.64 psm). (CoStar Research 18/01/2010 )
Lancastrian Office Centre		Talbot Road		Stretford	M32 0FP	01/11/2009	8,220	764	Not disclosed	Not disclosed	Not disclosed	82,200	10	Not Disclosed	An undisclosed tenant has taken 8,220sq ft (764 sq m) of office space, within Lancastrian Office Centre on confidential terms. Bruntwood Estates Ltd, P3 Property Consultants, Canning O'Neill and Edwards & Co acted on behalf of the landlord. The quoting rent was Â£82,200 pa, equating to Â£10.00 psf (Â£107.64 psm). (CoStar Research 18/01/2010 )
Lancastrian Office Centre		Talbot Road		Stretford	M32 0FP	01/11/2009	3,605	335	Not disclosed	Not disclosed	Not disclosed	36,050	10	Not Disclosed	An undisclosed tenant has taken 3,605 sq ft (764 sq m) of office space, within Lancastrian Office Centre on confidential terms. Bruntwood Estates Ltd, Edwards & Co, Canning O'Neill and P3 Property Consultants LLP acted on behalf of the landlord. The quoting rent was Â£36,050 pa, equating to Â£10.00 psf (Â£107.64 psm). (CoStar Research 18/01/2010 )
	164a-166a	Barton Road		Stretford	M32 8DP	25/01/2010	1,111	103	Not disclosed	Not disclosed	Not disclosed	10,000	9	Not Disclosed	An undisclosed tenant has taken 1,111 sq ft (103.21 sq m) of ground & first-floor office space, within 164A-166A Barton Road on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was Â£10,000 pa, equating to Â£9.00 psf (Â£96.88 psm). (CoStar Research 25/01/2010 )
	2	Urmston Lane		Stretford	M32 9BP	01/07/2012	473	44	Not disclosed	Not disclosed	Not disclosed	3,600	7.61	81.93	An undisclosed tenant has taken 473 sq ft (43.9 sq m) of office space. Thomas Willmax acted on behalf of the landlord. The quoting rent was Â£3599 pa, equating to Â£7.61 psf (Â£83.71 psm). Confirmed by Thomas Willmax.
<b>Sale</b>															
Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
	3-3a	School Road		Sale	M33 7XY	15/02/2010	108	10	2,600	24.07	259.09	2,600	24.07	Not Disclosed	An undisclosed tenant has taken 108 sq ft (10.03 sq m) of second-floor office space, within Hesketh House from an undisclosed landlord on a one-year licence at Â£2,600 pa, equating to Â£24.07 psf (Â£259.13 psm). Jets Estate Agent acted on behalf of the landlord. No details of the tenant or their representatives were provided. The quoting rent was Â£2,600 pa, equating to Â£24.07 psf (Â£259.13 psm). Achieved rent confirmed by Olivia Selwood at Jets Estate Agent. (CoStar Research 18/02/2010 )
Stamford House		Northenden Road		Sale	M33 2DH	18/11/2009	140	13	2,800	20	215.28	2,800	20	Not Disclosed	Mark Hamilton has taken 140 sq ft (13 sq m) of first floor office space within Suite 2 from Orbit Developments Ltd at Â£2,800 pa, equating to Â£20 psf (Â£215.28 psm) all inclusive. King Sturge and Canning O'Neill acted on behalf of Orbit Developments Ltd. Achieved rent confirmed by Anna Robertshaw at King Sturge. (CoStar Research 15/12/2009 )
	176	Washway Road		Sale	M33 6RH	17/03/2008	146	14	3,600	24.66	265.44	2,400	16.44	176.99	An undisclosed tenant has taken 146 sq ft (13.56 sq m) of office space from the landlord on a one-year lease at Â£3,600 pa, equating to Â£24.66 psf (Â£265.44 psm). Thomas Willmax Ltd acted on behalf of the landlord. (Costar Research 26/03/08)

Stamford House		Northenden Road	Sale	M33 2DH	01/12/2009	182	17	3,640	20	215.28	3,640	20	Not Disclosed	Mainstar has taken 182 sq ft (17 sq m) of first-floor office space within Suite 10 from Orbit Developments Ltd at Â£3,640 pa, equating to Â£20 psf (Â£215.28 psm) all inclusive. King Sturge and Canning O'Neill acted on behalf of Orbit Developments Ltd. Achieved rent confirmed by Anna Robertshaw at King Sturge. (CoStar Research 25/01/2010 )
Stamford House		Northenden Road	Sale	M33 2DH	01/12/2009	184	17	3,680	20	215.28	3,680	20	Not Disclosed	Amodil Supplies Ltd has taken 184 sq ft (17 sq m) of first-floor office space within Suite 11 from Orbit Developments Ltd on a one-year lease at Â£3,680 pa, equating to Â£20.00 psf (Â£215.28 psm) all inclusive. Canning O'Neill and King Sturge acted on behalf of Orbit Developments Ltd. Amodil Supplies Ltd was unrepresented. Achieved rent confirmed by Sarah Collis at Orbit Development. (CoStar Research 22/01/2010 )
	1	Roebuck Lane	Sale	M33 7SY	01/06/2011	703	65	4,000	5.69	61.25	4,000	5.69	61.25	Mr Dan Hampson has taken 703 ft (65q m) of office space with Suite 2 1 Roebuck Lane from Gmap Limited on a three year lease at Â£4,000.00 pa, equating to Â£5.69 psf (Â£61.25 psm). Morrison Property Services acted on behalf of Gmap Limited. Mr Dan Hampson was unrepresented. The quoting rent was Â£4,000.00 pa, equating to Â£5.69 psf (Â£61.25 psm). Achieved rent confirmed by Sally Kenrick at Morrison Property Services. (CoStar Research 25/07/2011 )
Stamford House		Northenden Road	Sale	M33 2DH	01/08/2009	210	20	4,200	20	215.28	Not Disclosed	Not Disclosed	Not Disclosed	Stamford Financial Serviced Ltd has taken 210 sq ft (19.51 sq m) of ground-floor office space within Suite 1 from Orbit Developments Ltd on a lease at Â£4,200 pa, equating to Â£20 psf (Â£215.28 psm) all inclusive. King Sturge acted on behalf of Orbit Developments Ltd.
Vantage House	26a	Northenden Road	Sale	M33 3BR	12/02/2009	174	16	4,200	24.14	259.84	4,200	24.14	259.74	A confidential tenant has taken 174 sq ft (16.17 sq m) of first-floor office space on a one year licence agreement at Â£4,200 pa, equating to Â£24.14 psf (Â£259.82 psm). Thomas Willmax Ltd acted on behalf of the landlord. No incentives were agreed. The tenant was unrepresented. The quoting rent was Â£4,200 pa, equating to Â£24.14 psf (Â£259.82 psm). Achieved rent confirmed by Tracy Casey at Thomas Willmax. (CoStar Research 12/03/2009 )
Stamford House		Northenden Road	Sale	M33 2DH	01/11/2009	214	20	4,280	20	215.28	4,280	20	Not Disclosed	J Hamilton has taken 214 sq ft (19.88 sq m) of first-floor office space from Orbit Developments Ltd on a one-year lease at Â£4,280 pa, equating to Â£20.00 psf (Â£215.28 psm). Canning O'Neill and King Sturge acted on behalf of Orbit Developments Ltd. J Hamilton was unrepresented. The quoting rent was Â£4,280 pa, equating to Â£20.00 psf (Â£215.28 psm). Achieved rent confirmed by Sarah Collis at Orbit Development. (CoStar Research 22/01/2010 )
Stamford House		Northenden Road	Sale	M33 2DH	01/08/2009	220	20	4,400	20	215.28	Not Disclosed	Not Disclosed	Not Disclosed	New Wave Publishing Ltd has taken 220 sq ft (20.43 sq m) of first-floor office space within Suite 4 from Orbit Developments Ltd on a one-year lease at Â£4,400 pa, equating to Â£20 psf (Â£215.28 psm) all inclusive. King Sturge acted on behalf of Orbit Development Ltd. New Wave Publishing Ltd were unrepresented. Achieved rent confirmed by King Sturge Q3 Deals Report.
Mayfield House		Danefield Road	Sale	M33 7WR	30/08/2010	326	30	4,794	14.71	158.34	4,200	12.88	Not Disclosed	The Training Brokers has taken 326 sq ft (30 sq m) of first-floor office space, within Mayfield House from Furnells Electrical on a one-year licence at Â£4,794 pa, equating to Â£14.71 psf (Â£158.29 psm). Jets Estate Agents acted on behalf of Furnells Electrical. The Training Brokers were unrepresented. The quoting rent was Â£4,200 pa, equating to Â£12.88 psf (Â£138.68 psm). Achieved rent confirmed by Olivia Selwood at Jets Estate Agents. (CoStar Research 19/10/2010 )
	103	Washway Road	Sale	M33 7TY	01/03/2011	480	45	4,800	10	107.64	3,816	7.95	Not Disclosed	An undisclosed chauffeur company has taken 480sq ft (44.592 sq m) of ground-floor office space from Harrison Oakley Property Services Ltd on an initial six month lease at Â£400 pcm, equating to Â£4,800 pa or Â£10 psf (Â£107.64 psm). Gary Oakley of Harrison Oakley Property Services Ltd acted as himself, the landlord. The tenant was unrepresented. The quoting rent was Â£3,816 pa, equating to Â£7.95 psf (Â£85.57 psm). Achieved rent confirmed by Gary Oakley at Harrison Oakley Property Services Ltd. (CoStar Research 22/03/2011 )
	103	Washway Road	Sale	M33 7TY	26/10/2009	230	21	5,099	22.17	238.64	6,600	28.7	Not Disclosed	An un-named tenant has taken 230 sq ft (21.37 sq m) of first-floor office space, within 103 Washway Road from an un-named landlord on an 18 month lease at Â£5,100 pa, equating to Â£22.17 psf (Â£238.68 psm). Thomas Willmax Ltd and Harrison Oakley Property Services Ltd acted on behalf of the landlord. No details of the tenant or their representative was provided. The quoting rent was Â£6,600 pa, equating to Â£28.69 psf (Â£308.88 psm). Achieved rent confirmed by Gary Oakley at Harrison Oakley Property Services Ltd. (CoStar Research 27/10/2009 )
Mayfield House		Danefield Road	Sale	M33 7WR	21/09/2009	300	28	5,148	17.16	184.71	5,148	17.16	Not Disclosed	Mr Robinson has taken 300 sq ft (28 sq m) of ground-floor office space, within Mayfield House from Furnell Electrical Wholesaler Ltd on a one-year lease at Â£5,148 pa, equating to Â£17.16 psf (Â£184.71 psm). Jets Estate Agents acted on behalf of Furnell Electrical Wholesaler Ltd. Mr Robinson was unrepresented. The quoting rent was Â£5,148 pa, equating to Â£17.16 psf (Â£184.71 psm). Achieved rent confirmed by Debbie Graham at Jets Estate Agents. (CoStar Research 22/09/2009 )
	156	Northenden Road	Sale	M33 3HE	30/12/2009	424	39	5,207	12.28	132.18	5,200	12.28	Not Disclosed	Sophias Hairdressers has taken 424 sq ft (39 sq m) of first-floor office space, within 156A Northenden Road, from Albert Hesketh on a two-year lease at Â£5,200 pa, equating to Â£12.27 psf (Â£132.13 psm). Jets Estate Agents and Albert Hesketh acted on behalf of the landlord. No details of Sophias Hairdressers representatives were provided. The quoting rent was Â£5,200 pa, equating to Â£12.27 psf (Â£132.13 psm). Achieved rent confirmed by Olivia Selwood at Jets Estate Agents. (CoStar Research 25/02/2010 )
	44-44a	Green Lane	Sale	M33 5PP	06/04/2009	500	46	5,500	11	118.4	5,500	11	118.41	A private tenant has taken 500 sq ft (46.45 sq m) of first-floor office space on a one year licence agreement at Â£5,500 pa, equating to Â£11 psf (Â£118.40 psm). Thomas Willmax acted on behalf of the landlord. A one month rent-free period was agreed. The tenant was unrepresented. The quoting rent was Â£5,500 pa, equating to Â£11 psf (Â£118.40 psm). Achieved rent confirmed by Tracy Casey at Thomas Willmax. (CoStar Research 06/05/2009 )
Stamford House		Northenden Road	Sale	M33 2DH	01/12/2009	280	26	5,600	20	215.28	5,600	20	Not Disclosed	Jock Hoskins has taken 280 sq ft (26 sq m) of first-floor office space within Suite 6 from Orbit Developments Ltd at Â£5,600 pa, equating to Â£20 psf (Â£215.28 psm) all inclusive. King Sturge and Canning O'Neill acted on behalf of Orbit Developments Ltd. Achieved rent confirmed by Anna Robertshaw at King Sturge. (CoStar Research 25/01/2010 )
	197-201	Cross Street	Sale	M33 7JR	01/05/2009	700	65	5,817	8.31	89.45	7,000	10	Not Disclosed	An un-named tenant has taken 700 sq ft (65 sq m) of first-floor office space, within 197 Cross Street from an un-named landlord on a one-year lease at Â£5,820 pa, equating to Â£8.31 psf (Â£89.49 psm). Thomas Willmax Ltd acted on behalf of the landlord. No details of the tenants representative were provided. The quoting rent was Â£7,000 pa, equating to Â£10.00 psf (Â£107.64 psm). Achieved rent confirmed by Tracy Casey at Thomas Willmax Ltd. (CoStar Research 05/08/2009 )

	2a	Curzon Road		Sale	M33 7DR	15/12/2010	737	68	6,000	8.14	87.62	8,000	10.85	Not Disclosed	Ms K Smith has taken 737 sq ft (68.47 sq m) of first-floor office space within 2A Curzon Road from Lingvale Ltd on a three-year FRI lease at £6,000 pa, equating to £8.14 psf (£87.63 psm), subject to an option to break at the end of year one. WT Gunson acted on behalf of Lingvale Ltd. A three month rent-free period was agreed. Ms K Smith was unrepresented. The quoting rent was £8,000 pa, equating to £10.85 psf (£116.84 psm). Achieved rent confirmed by Simon Fraser at WT Gunson. (CoStar Research 10/01/2011 )
Stamford House		Northenden Road		Sale	M33 2DH	01/12/2009	318	30	6,360	20	215.28	6,360	20	Not Disclosed	Gold Leaf Publications Ltd has taken 318 sq ft (30 sq m) of first-floor office space within Suite 5 from Orbit Developments Ltd at £6,360 pa, equating to £20 psf (£215.28 psm) all inclusive. King Sturge and Canning O'Neill acted on behalf of Orbit Developments Ltd. Achieved rent confirmed by Anna Robertshaw at King Sturge. (CoStar Research 25/01/2010 )
Vantage House	26a	Northenden Road		Sale	M33 3BR	01/03/2008	243	23	6,751	27.78	299.02	3,600	14.81	159.5	An undisclosed tenant has taken 243 sq ft (22.58 sq m) of ground-floor office space from the landlord on a one-year lease at £6,750 pa, equating to £27.78 psf (£299 psm). Thomas Willmax acted on behalf of the landlord. The tenant was unrepresented. (CoStar Research 01/04/08)
	24a	Montague Road		Sale	M33 3BU	01/07/2008	900	84	7,200	8	86.11	7,200	8	86.11	An unknown individual has taken 900 sq ft (83.61 sq m) of office space from Villafont Homes on a one -year lease at £7200 pa, equating to £8.00 psf (£86.11 psm), Villafont Homes is the landlord. (x) month (s) rent-free period was agreed. The tenant was unrepresented. The quoting rent was £7200 pa, equating to £8.00 psf (£86.11 psm). Achieved rent confirmed by Paul Danks at Villafont Homes. (CoStar Research 29/07/2008 )
Mayfield House		Danefield Road		Sale	M33 7WR	01/03/2008	510	47	7,201	14.12	151.99	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 510 sq ft of 2nd floor office space on a lease at £7200 pa, equating to £14.12 psf (£151.96 psm). Jets Estate Agency acted on behalf of the landlord. (CoStar Research 11/03/08)
	7	Northenden Road		Sale	M33 2DH	01/04/2008	1,074	100	7,497	6.98	75.13	7,000	6.52	70.16	An undisclosed tenant has taken 1,074 sq ft (100 sq m) of 1st and 2nd-floor office space at £7,500 pa equating to £6.98 psf (£75.13 psm). Madison Commercial acted on behalf of the landlord. The quoting rent was £7,000 pa, equating to £6.52 psf (£70.18 psm). Achieved rent confirmed by Martin Stringer at Madison Commercial. (CoStar Research 22/04/08)
	7	Northenden Road		Sale	M33 2DH	17/03/2008	1,075	100	7,504	6.98	75.13	7,500	6.98	75.1	An undisclosed tenant has taken 1,075 sq ft (99.87 sq m) of office space from the landlord on a three-year lease at £7,500 pa, equating to £6.77 psf (£72.87 psm). A two months rent-free period was agreed. Thomas Willmax acted on behalf of the landlord. (CoStar Research 20/03/08)
Dunham House		Cross Street		Sale	M33 7HH	31/03/2008	559	52	7,547	13.5	145.31	7,547	13.5	Not Disclosed	Insigns Ltd has taken 559 sq ft (51.93 sq m) of first-floor office space from Orbit Investments (Properties) Ltd on a five-year lease at £7,547 pa, equating to £13.50 psf (£154.31 psm), subject an option to break in year two. Orbit Developments Ltd acted on behalf of Orbit Investments (Properties) Ltd. Three months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £7,547 pa, equating to £13.50 psf (£154.31 psm). Achieved rent confirmed by Rhys Owen at Orbit Developments Ltd. (CoStar Research 15/09/2008 )
Mayfield House		Danefield Road		Sale	M33 7WR	01/04/2008	325	30	7,800	24	258.34	7,800	24	258.36	Oliver Black Associates Ltd has taken 325 sq ft (30 sq m) of office space from an unknown head tenant on a sublease at £7,800 pa, equating to £24 psf (£258.34 psm). Jets Estate Agents acted on behalf of Oliver Black Associates Ltd. The quoting rent was £7,800 pa, equating to £24 psf (£258.34 psm). Achieved rent confirmed by Stephen Taylor at Jets Estate Agents. (CoStar Research 12/06/08)
Stamford House		Northenden Road		Sale	M33 2DH	01/04/2009	904	84	9,040	10	107.64	9,040	10	107.64	Logistics Ltd has taken 904 sq ft (84 sq m) of second-floor office space from Orbit Developments Ltd on a five-year lease at £9,040 pa, equating to £10 psf (£107.64 psm), subject to a rent review and an option to break in year three. King Sturge acted on behalf of Orbit Developments Ltd. Two months rent-free period was agreed. C3 Logistics Ltd was unrepresented. The quoting rent was £9,040 pa, equating to £10 psf (£107.64 psm). Achieved rent confirmed by Jon Milton at Orbit Developments Ltd.
		Britannia Road	Unit 1 - 7a	Sale	M33 2AA	01/07/2011	2,200	204	10,450	4.75	51.13	10,450	4.75	51.13	Digital Revolution Limited has taken 2,200sq ft (204 sq m) of office space within Unit 7 Britannia Road from Forward Property Developments Ltd on a 1 year lease at £10,450 pa, equating to £4.75 psf (£51.13 psm). Forward Property Group represented themselves. Digital Revolution Limited were unrepresented. The quoting rent was £10,450 pa, equating to £4.75 psf (£51.13 psm). Achieved rent confirmed by Chris Wright at Forward Property Group. (CoStar Research 16/08/2011 )
Stamford House		Northenden Road		Sale	M33 2DH	01/08/2009	538	50	10,760	20	215.28	10,760	20	215.29	Zinc Consumer Ltd has taken 538 sq ft (50 sq m) of office space within Suites 7, 8 & 9 from Orbit Developments Ltd on a lease at £10,760 pa, equating to £20 psf (£215.28 psm). King Sturge and Canning O'Neill acted on behalf of Orbit Developments Ltd. The quoting rent was £10,760 pa, equating to £20 psf (£215.28 psm). Achieved rent confirmed by King Sturge Deals Report.
	9	Marsland Road		Sale	M33 3HP	26/09/2011	1,091	101	11,000	10.08	108.5	11,499	10.54	113.45	Crossroads Care has taken 1,091 sq ft (101.36 sq m) of ground and first-floor office space from The Trustees Of Ian J Slater Deceased on a three-year lease at £11,000 pa, equating to £10.08 psf (£108.53 psm). S Kershaw & Sons acted on behalf of The Trustees Of Ian J Slater Deceased. There were no breaks or reviews. Crossroads Care was unrepresented. The quoting rent was £11,499 pa, equating to £10.54 psf (£113.45 psm). Achieved rent confirmed by Craig McCall at S Kershaw & Sons. (CoStar Research 11/10/2011 )
Stamford House		Northenden Road		Sale	M33 2DH	01/01/2009	1,119	104	11,190	10	107.64	11,190	10	107.64	ATLAN Resource Solutions has taken 1,119 sq ft (104 sq m) of first-floor office space from Orbit Developments Ltd on a three-year lease at £11,190 pa, equating to £10 psf (£107.64 psm), with no rent reviews or break options. King Sturge acted on behalf of Orbit Developments Ltd. Four months rent-free period was agreed. ATLAN Resource Solutions were unrepresented. The quoting rent was £11,190 pa, equating to £10 psf (£107.64 psm). Achieved rent confirmed by Rhys Owen at Orbit Developments Ltd.
Marsland House		Hope Road		Sale	M33 3AQ	01/04/2009	930	86	11,625	12.5	134.55	11,625	12.5	Not Disclosed	Skymart Ltd has taken 930 sq ft (86.40 sq m) of second floor office space from Bruntwood Estates Ltd on a five -year lease at £11,625 pa, equating to £12.50 psf (£134.55 psm), subject to a rent review in year three. DTZ and WHR Property Consultants acted on behalf of Bruntwood Estates Ltd. Six months rent-free period was agreed. Edwards and Co acted on behalf of Skymart Ltd. The quoting rent was £11,625 pa, equating to £12.50 psf (£134.55 psm). Achieved rent confirmed by James Raspin at DTZ. (CoStar Research 27/05/2009 )

Stamford House		Northenden Road		Sale	M33 2DH	14/04/2010	1,185	110	11,850	10	107.64	11,850	10	Not Disclosed	Gresham Wealth Management has taken 1,185 sq ft of second-floor office space from Orbit Developments on a five-year lease at Â£11,850 pa, equating to Â£10.00 psf. King Sturge and Orbit Developments LTD acted on behalf Orbit Developments LTD. The tenant was unrepresented. The quoting rent was Â£1,185 pa, equating to Â£10.00 psf. Achieved rent confirmed by Steve Warham at Orbit Developments. (CoStar Research 26/04/2010 )
Cadman House		Wharf Road		Sale	M33 2AF	01/10/2010	1,090	101	13,000	11.93	128.41	13,000	11.93	Not Disclosed	An undisclosed tenant has taken 1,090 sq ft (101 sq m) of first-floor office space at Â£13,000 pa, equating to Â£11.93 psf (Â£128.38 psm). Morrison Property Services acted on behalf of the landlord. The quoting rent was Â£13,000 pa, equating to Â£11.93 psf (Â£128.41 psm). Letting confirmed by Sally Kenrick at Morrison Property Services. (CoStar Research 31/01/2011 )
Stafford Court		Washway Road		Sale	M33 7PE	02/08/2010	1,054	98	13,649	12.95	139.39	17,391	16.5	Not Disclosed	Loan Direct has taken 1,054 sq ft (97.92 sq m) of ground-floor office space from Orbit Developments LTD on a five-year lease at Â£13,649 pa, equating to Â£12.95 psf (Â£139.39 psm), subject to an option to break in year four. King Sturge acted on behalf of Orbit Developments LTD, as well as Orbit Developments LTD representing themselves. The tenant was unrepresented. The quoting rent was Â£17,391 pa, equating to Â£16.50 psf (Â£177.60 psm). Achieved rent confirmed by Steve Warham at Orbit Developments LTD. (CoStar Research 15/10/2010 )
		Brooklands Road	2 Brooklands Place	Sale	M33 3SS	23/03/2010	1,050	98	15,750	15	161.46	15,750	15	Not Disclosed	Freight Personnel Ltd has taken 1,050 sq ft (97.55 sq m) of ground-floor office space, within 2 Brooklands Place, from Willan Developments Ltd on a five-year lease at Â£15,750 pa, equating to Â£15.00 psf (Â£161.46 psm), subject to a rent review in year three. Willan Investments Ltd & Canning O'Neill acted on behalf of Willan Developments Ltd. A 6 months rent-free period was agreed. Freight Personnel Ltd was unrepresented. The quoting rent was Â£15,750 pa, equating to Â£15.00 psf (Â£161.46 psm). Achieved rent confirmed by Toby Holmes at Willan Investments Ltd. (CoStar Research 01/04/2010 )
Prospect House	168-170	Washway Road		Sale	M33 6RH	01/03/2009	1,500	139	16,005	10.67	114.85	22,500	15	Not Disclosed	Arthur Kershaw Funeral Services Ltd have taken 1,500 sq ft (139.35 sq m) of ground-floor office space from Brookhouse Group Ltd on a fifteen-year lease at Â£16,000 pa, equating to Â£10.67 psf (Â£114.82 psm). Savills Commercial acted on behalf of Brookhouse Group Ltd, however Brookhouse Group Ltd completed the deal. The quoting rent was Â£22,500 pa, equating to Â£15 psf (Â£161.46 psm). Achieved rent confirmed by Ben Scandrett at Brookhouse Group Ltd. (CoStar Research 01/06/2009 )
Prospect House		Brindley Avenue		Sale	M33 7BE	01/08/2010	2,760	256	17,000	6.16	66.31	Not Disclosed	Not Disclosed	Not Disclosed	Boccard Uk Ltd has taken 2,780 sq ft (256 sq m) of first-floor office space, within Prospect House, from an un-named landlord on a five-year lease at Â£17,000 pa, equating to Â£6.16 psf (Â£66.30 psm), no rent reviews or options to break. TFC (Property) Ltd acted on behalf of the landlord. Boccard UK Ltd was unrepresented. The quoting rent was confidential. Achieved rent confirmed by Ben Fallows at TFC (Property) Ltd. (CoStar Research 10/08/2010 )
Arden Hall	66	Brooklands Road		Sale	M33 3SJ	01/03/2009	717	67	17,925	25	269.1	Not Disclosed	Not Disclosed	Not Disclosed	Bracey's Pharmaceuticals Ltd has taken 717 sq ft (66.61 sq m) of ground-floor serviced office space from Reflex Property Investments Ltd on a five-year lease at Â£17,925 pa, equating to Â£25 psf (Â£269.10 psm), with an option to break in year three. Edwards & Co and Savills Commercial acted on behalf of Reflex Property Investments Ltd. Bracey's Pharmaceuticals Ltd were unrepresented. Achieved rent confirmed by Richard Dinsdale at Edwards & Co.
Craven Court		Britannia Road		Sale	M33 2AA	03/06/2011	2,263	210	18,000	7.95	85.57	Not Disclosed	Not Disclosed	Not Disclosed	Proline UK Ltd has taken 2,263 sq ft (210sq m) of ground floor office space within Craven Court from Craven Properties on a 5 year lease at Â£18,000 pa, equating to Â£7.95 psf (Â£85.62 psm), subject to an option to break in year three. Craven Properties represented themselves. One month rent-free period was agreed. Proline UK Ltd were unrepresented. Achieved rent confirmed by Frances at Craven Properties. (CoStar Research 10/06/2011 )
		Waverley Road	14-16 Willan Trading	Sale	M33 7AY	20/12/2011	1,974	183	19,500	9.88	106.35	19,740	10	107.64	My Hobby Store have taken 1,974 sq ft (10 sq m) of office space from Willan Investments Ltd on a three-year lease at Â£19,500 pa, equating to Â£9.88 psf (Â£106.3 psm). Thomas Willmax acted on behalf of Willan Investments Ltd who also represented themselves. My Hobby Store were unrepresented. The quoting rent was Â£19,740 pa, equating to Â£10.00 psf (Â£107.64 psm). Achieved rent confirmed by Toby Holmes at Willan Investments Ltd. (CoStar Research 17/01/2012 )
Brooklands Place		Brooklands Road	Unit 6	Sale	M33 3SD	03/11/2008	1,599	149	23,985	15	161.46	23,985	15	161.46	A & J Interiors has taken 1,599 sq ft (148.55 sq m) of first-floor office space from Willan Investments Ltd on a five-year lease at Â£23,985 pa, equating to Â£15 psf (Â£161.46 psm). Canning O'Neill acted on behalf of Willan Investments Ltd. No incentives were disclosed at this time. A & J Interiors was unrepresented. The quoting rent was Â£23,985 pa, equating to Â£15 psf (Â£161.46 psm). Achieved rent confirmed by Toby Holmes at Willan Investments Ltd.
The Old Dairy		Hampden Road		Sale	M33 7UB	31/10/2008	2,062	192	26,992	13.09	140.9	26,988	13.09	Not Disclosed	An undisclosed tenant has taken 2,062 sq ft (191.56 sq m) of office space from Mr. Allanby on confidential terms. Mr. Allanby represented himself. The quoting rent was Â£26,988 pa, equating to Â£13.09 psf (Â£140.90 psm). (CoStar Research 24/11/2008 )
Marsland House		Hope Road		Sale	M33 3AQ	01/04/2009	2,144	199	27,872	13	139.93	26,800	12.5	134.55	Dotcom Chrome Ltd has taken 2,144 sq ft (199.18 sq m) of ground floor office space from Bruntwood Estates Ltd on a six year lease at Â£27,872 pa, equating to Â£ 13.00 psf (Â£ 139.93 psm), subject to an option to break in year three. DTZ and WHR Property Consultants acted on behalf of Bruntwood Estates Ltd. A rent-free period was agreed. Dotcom Comwas unrepresented*. The quoting rent was Â£ 26,800 pa, equating to Â£ 12.50 psf (Â£ 134.55 psm). Achieved rent confirmed by James Raspin at DTZ.
	57-59a	Cross Street		Sale	M33 7HF	01/05/2008	2,450	228	29,988	12.24	131.75	35,000	14.29	Not Disclosed	A confidential tenant has taken 2,450 sq ft (227.6 sq m) of ground and first floor office space at Â£30,000 pa, equating to Â£12.24 psf (Â£131.81 psm). WT Gunson acted on behalf of the landlord. The quoting rent was Â£35,000 pa, equating to Â£14.29 psf (Â£153.78 psm). Achieved rent confirmed by Lesley Stephens at WT Gunson. (CoStar Research 18/09/2008 )
Corner House	177	Cross Street		Sale	M33 7JQ	21/07/2008	2,850	265	45,002	15.79	169.96	45,000	15.79	Not Disclosed	Shred-It Ltd has taken 2,850 sq ft (264 sq m) of ground-floor office space from Property Alliance Group Ltd on a lease at Â£45,000 pa, equating to Â£15.79 psf (Â£169.96 psm). Property Alliance Group Ltd acted on behalf of themselves. The quoting rent was Â£45,000 pa, equating to Â£15.79 psf (Â£169.96 psm). Achieved rent confirmed by Melanie Sheldon at Property Alliance Group Ltd. (CoStar Research 18/07/2008 )
Jackson House		Washway Road		Sale	M33 7RR	30/04/2008	18,500	1,719	305,250	16.5	177.61	547,338	29.59	318.47	Ibm United Kingdom Ltd has taken 18,500 sq ft (1,718.71 sq m) of ground and first-floor office space from Kenmore Property Group Ltd on a 10-year lease at Â£305,250 pa, equating to Â£16.50 psf (Â£177.61 psm), subject to five-yearly rent reviews and an option to break in year five. An undisclosed months rent-free period was agreed. Savills Commercial and Canning O'Neill acted on behalf of Kenmore Property Group Ltd. Atisreal represented the tenant. Costar Research 20/05/08)

	15-17	Britannia Road		Sale	M33 2AA	01/08/2011	1,561	145	Not disclosed	Not disclosed	Not disclosed	15,000	9.61	103.43	An undisclosed tenant has taken 1,561 sq ft (145.02 sq m) of retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £15,000 pa, equating to £9.60 psf (£103.43 psm). (CoStar Research 23/08/2011 )
	6	Broad Road		Sale	M33 2AL	05/11/2009	3,600	334	Not disclosed	Not disclosed	Not disclosed	12,000	3.33	Not Disclosed	An undisclosed tenant has taken 3,600 sq ft (334.44 sq m) of ground-floor office space, within 6 Broad Road on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £12,000 pa, equating to £3.33 psf (£35.88 psm). (CoStar Research 05/11/2009 )
Stamford House		Northenden Road		Sale	M33 2DH	01/02/2012	1,164	108	Not disclosed	Not disclosed	Not disclosed	11,640	Not Disclosed	107.64	An undisclosed tenant has taken 1,164 sq ft (108 sq m) of office space on confidential terms. Jones Lang LaSalle acted on behalf of the landlord. The quoting rent was £30,783.50 pa, equating to £14.50 psf (£156.08 psm). (CoStar Research 23/02/2012 )
Stamford House		Northenden Road		Sale	M33 2DH	01/12/2009	2,187	203	Not disclosed	Not disclosed	Not disclosed	21,870	10	Not Disclosed	An undisclosed tenant has taken 2,187sq ft (203.17 sq m) of industrial space on confidential terms. Canning O'Neill and King Sturge acted on behalf of Orbit Developments Ltd. The quoting rent was £21,870 pa, equating to £10.00 psf (£107.64 psm). (CoStar Research 25/01/2010 )
Stamford House		Northenden Road		Sale	M33 2DH	01/03/2009	904	84	Not disclosed	Not disclosed	Not disclosed	9,040	10	107.64	The Stroke Association has taken 904 sq ft (84 sq m) of first-floor office space from Orbit Developments Ltd on a three-year lease on confidential terms with no rent reviews or break options. There were reportedly no incentives agreed. King Sturge acted on behalf of Orbit Developments Ltd. The Stroke Association were unrepresented. The quoting rent was £9,040 pa, equating to £10 psf (£107.64 psm).
	10-10a	Northenden Road		Sale	M33 3BR	01/01/2012	1,059	98	Not disclosed	Not disclosed	Not disclosed	8,500	8.02	86.37	An undisclosed tenant has taken 1,059 sq ft (98.41 sq m) of first and second-floor office space from an Levelpar on a confidential lease. Thomas Willmax Ltd acted on behalf of Levelpar. The quoting rent was £8,500 pa, equating to £8.02 psf (£86.37 psm). Deal information confirmed by Table 10. (CoStar Research 03/02/2012 )
	2-2a	Hampson Street		Sale	M33 3HJ	01/01/2012	522	48	Not disclosed	Not disclosed	Not disclosed	6,000	11.49	123.71	Meal Services Manchester have taken 522 sq ft (48.50 sq m) of first-floor office space within unit 2A from an undisclosed landlord on a confidential lease. Thomas Willmax acted on behalf of the landlord. The quoting rent was £6,000 pa, equating to £11.49 psf (£123.72 psm). Deal information confirmed by Meal Services Manchester. (CoStar Research 02/02/2012 )
Arden Hall	66	Brooklands Road		Sale	M33 3SJ	01/01/2009	410	38	Not disclosed	Not disclosed	Not disclosed	10,250	25	269.1	NSPM UK Ltd has taken 410 sq ft (38.09 sq m) of ground-floor serviced office space from Reflex Property Investments Ltd on a two-year lease at £10,250 pa, equating to £25 psf (£269.10 psm). Edwards & Co and Savills Commercial acted on behalf of Reflex Property Investments Ltd. NSPM UK Ltd were unrepresented. Achieved rent confirmed by Richard Dinsdale at Edwards & Co. (CoStar Research 14/10/2008 )
	34	Green Lane		Sale	M33 5PP	17/05/2011	992	92	Not disclosed	Not disclosed	Not disclosed	5,500	5.54	59.68	An undisclosed tenant has taken 992 sq ft (92 sq m) of first-floor office space on confidential lease terms. Johnson Fellows acted on behalf of the landlord. No incentives were disclosed. The quoting rent was £5,500 pa, equating to £5.54 psf (£59 psm). (CoStar Research 18/05/2011 )
Warehouse & Office		Lawson Grove		Sale	M33 6JN	30/11/2010	4,000	372	Not disclosed	Not disclosed	Not disclosed	42,500	10.63	Not Disclosed	An undisclosed tenant has taken 4,000 sq ft (372 sq m) of ground & first-floor Office space , Lawson Grove on confidential terms. Thomas Willmax and Lambert Smith Hampton acted on behalf of the landlord. The quoting rent was £42,500 pa, equating to £10.63 psf (£114.37 psm). (CoStar Research 30/11/2010 )
Dalton House		Dane Road		Sale	M33 7AJ	06/05/2010	3,081	286	Not disclosed	Not disclosed	Not disclosed	38,513	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 3,180 sq ft (295 sq m) of office space on confidential terms. Bruntwood Estates Ltd, GVA Grimley Ltd and DTZ acted on behalf of the landlord. The quoting rent was £38,513 pa, equating to £12.11 psf (£130 psm). (CoStar Research 20/05/2010 )
Chester House		Cross Street		Sale	M33 7AQ	01/11/2009	1,200	111	Not disclosed	Not disclosed	Not disclosed	18,000	15	Not Disclosed	Poulton Air Conditioning has taken 1,200 sq ft (111.48 sq m) of ground-floor office space, within Chester House, from Chester House SIPP on a confidential lease. TFC (Property) Ltd & Chester House SIPP acted on behalf of the landlord. No details of the tenants representatives were provided. The quoting rent was £18,000 pa, equating to £15.00 psf (£161.46 psm). (CoStar Research 18/11/2009 )
	2a	Curzon Road		Sale	M33 7DR	01/04/2008	737	68	Not disclosed	Not disclosed	Not disclosed	7,999	10.85	116.82	An undisclosed tenant has taken 737 sq ft (68.47 sq m) of first-floor office space from the landlord on confidential terms. WT Gunson acted on behalf of the landlord. (CoStar Research 24/04/08)
	35	Cross Street		Sale	M33 7FT	01/08/2011	650	60	Not disclosed	Not disclosed	Not disclosed	6,500	10	107.63	An undisclosed tenant has taken 650 sq ft (60.38 sq m) of retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £6,500 pa, equating to £10.00 psf (£107.64 psm). (CoStar Research 22/08/2011 )
Dunham House		Cross Street		Sale	M33 7HH	05/05/2011	655	61	Not disclosed	Not disclosed	Not disclosed	13,755	21	226.05	An undisclosed tenant has taken 655 sq ft (61 sq m) of office space within Dunham House from Orbit Developments Ltd on confidential terms. Orbit Developments Ltd represented themselves. Jones Lang LaSalle and P3 Property Consultants Llp acted on behalf of Orbit Developments Ltd during the marketing phase. The tenant was unrepresented. The quoting rent was £13,755 pa, equating to £21.00 psf (£266.04 psm). Confirmed by Dean Richards at Orbit Developments Ltd. (CoStar Research 16/08/2011 )
Corner House	177	Cross Street		Sale	M33 7JQ	28/07/2008	4,435	412	Not disclosed	15.78	169.86	70,000	15.78	Not Disclosed	Arcus Ltd has taken 4,435 sq ft (412 sq m) of first-floor office space from Property Alliance Group Ltd on a ten-year lease at £70,000 pa, equating to £15.78 psf (£169.86 psm), subject to a rent review and an option to break in year five. Property Alliance Group Ltd and Arcus Ltd represented themselves. The quoting rent was £70,000 pa, equating to £15.78 psf (£169.86 psm). Achieved rent confirmed by Dominic Pozzoni at Property Alliance Group Ltd. (CoStar Research 28/10/2008 )
	24-24a	Washway Road		Sale	M33 7QY	01/03/2011	525	49	Not disclosed	Not disclosed	Not disclosed	5,500	10.48	112.77	An undisclosed tenant has taken 525 sq ft (48.77 sq m) of first-floor office space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £5,500 pa, equating to £10.47 psf (£112.76 psm). (CoStar Research 15/04/2011 )
	21	Roebuck Lane		Sale	M33 7SY	01/08/2011	2,000	186	Not disclosed	Not disclosed	Not disclosed	16,000	8	86.11	An undisclosed tenant has taken 2,000 sq ft (186.80 sq m) of office space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £16,000 pa, equating to £8.00 psf (£86.11 psm). (CoStar Research 23/08/2011 )
Mayfield House		Danefield Road		Sale	M33 7WR	01/07/2008	400	37	Not disclosed	18	193.75	6,760	Not Disclosed	Not Disclosed	Cape Construction has taken 400 sq ft (37 sq m) of first floor office space from Furnell Electrical Wholesalers Ltd on a one-year license at £7,200 pa, equating to £18 psf (£193.75 psm). Jets Estate Agents acted on behalf of Furnell Electrical Wholesalers Ltd. The quoting rent was £6,760 pa, equating to £10.76 psf (£115.87 psm). Achieved rent confirmed by Stephen Taylor at Jets Estate Agents. (CoStar Research 22/09/2008 )

	3-3a	School Road		Sale	M33 7XY	01/07/2009	156	14	Not disclosed	Not disclosed	Not disclosed	2,600	16.67	Not Disclosed	Lease details confidential. (CoStar Research 21/07/2009 )
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	15/07/2013	326	30	Not disclosed	Not disclosed	Not disclosed	4,075	12.5	134.53	Indiespring Ltd has taken 326 sq ft (30 sq m) of ground floor office space from Magnus Ltd on a one year lease. Magnus Ltd acted on behalf of themselves. Indiespring Ltd were unrepresented. The quoting rent was £4,075 pa, equating to £12.50 psf (£136 psm).
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	15/07/2013	230	21	Not disclosed	Not disclosed	Not disclosed	2,875	12.5	134.53	Back Four Ltd has taken 230 sq ft (21 sq m) of first floor office space from Magnus Ltd on a one year lease. Magnus Ltd acted on behalf of themselves. Back Four Ltd were unrepresented. The quoting rent was £2,875 pa, equating to £12.50 psf (£137 psm).
Cadman House		Wharf Road		Sale	M33 2AF	01/05/2013	308	29	Not disclosed	Not disclosed	Not disclosed	3,899	12.66	136.28	An undisclosed tenant has taken 308 sq ft (29 sq m) of office space on confidential terms. Jets Estate Agents were marketing the premises on behalf of the landlord who completed the deal directly. The quoting rent was £3,900 pa, equating to £12.66 psf (£136 psm). Deal confirmed by Jets Estate Agents.
Marsland House		Hope Road		Sale	M33 3AQ	29/04/2013	4,638	431	Not disclosed	Not disclosed	Not disclosed	64,932	14	150.7	Trafford Community Leisure Trust has taken 4,638 sq ft (430.88 sq m) of third-floor office space at Suite 3RA from Bruntwood Estates Ltd on a 10-year lease on confidential terms. DTZ and WHR Property Consultants Ltd acted on behalf of Bruntwood Estates Ltd. The quoting rent was £64,932 pa, equating to £14.00 psf (£150.70 psm).
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/04/2013	124	12	1,324	10.68	114.96	1,798	14.5	156.08	People Genius has taken 124 sq ft (12 sq m) of first floor office space from Magnus Ltd on a six month lease at £1,324 pa, equating to £10.68 psf (£110 psm). Magnus Ltd acted on behalf of themselves. People Genius were unrepresented. The quoting rent was £1,798 pa, equating to £14.50 psf (£149 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd.
Metro House	81	Dane Road		Sale	M33 7BP	25/03/2013	4,681	435	Not disclosed	Not disclosed	Not disclosed	88,377	18.88	203.22	Stanton Fisher has taken 4,681 sq ft (434.88 sq m) of office space arranged over first and second floor on a sublease expiring in March 2016 at £35,705 pa, equating to £17.65 psf (£189.98 psm) on the first floor and £50,183 pa, equating to £18.88 psf (£203.22 psm) on the second floor. No rent reviews or break options were given. Stanton Fisher were unrepresented. Gilmark Property Ltd are the landlord of the property. Deal confirmed with Richard Lacey at GVA.
	103	Washway Road		Sale	M33 7TY	06/02/2013	460	43	9,168	19.93	214.53	11,997	26.08	280.7	EAM Care Group has taken 460 sq ft (42 sqm) of ground floor office space within 2 suites on the ground floor from Harrison Oakley Property Services on two separate 12 month leases at a total rent of £9,168 pa (£400 pcm for the front suite and £364 psm for the rear suite). There were no breaks or reviews and the leases were subject to one month rental deposit and one month rent in advance. Thomas Willmax Ltd acted on behalf of Harrison Oakley Property Services. Achieved rent confirmed by Thomas Willmax Ltd.
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/02/2013	148	14	1,998	13.5	145.31	2,146	14.5	156.07	Creative Recruitment Solutions Ltd has taken 148 sq ft (14 sq m) of ground floor office space from Magnus Ltd on a nine month lease at £1,998 pa, equating to £13.50 psf (£143 psm). Magnus Ltd acted on behalf of themselves. Creative Recruitment Solutions Ltd were unrepresented. The quoting rent was £2,146 pa, equating to £14.50 psf (£153 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd.
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/01/2013	435	40	6,251	14.37	154.68	6,308	14.5	156.1	Helman Group Ltd has taken 435 sq ft (41 sq m) of first floor office space from Magnus Ltd on a two year lease at £6,251 pa, equating to £14.37 psf (£152 psm). Magnus Ltd acted on behalf of themselves. Helman Group Ltd were unrepresented. The quoting rent was £6,308 pa, equating to £14.50 psf (£154 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd.
Building D		Dane Road	Units 5-6 Crossford C	Sale	M33 7BZ	03/11/2012	1,055	98	10,434	9.89	106.46	15,298	14.5	156.09	Longworth & Sons Ltd has taken 1,055 sq ft (98 sq m) of first floor office space from Magnus Ltd on a one year lease at £10,434 pa, equating to £9.89 psf (£106 psm). Magnus Ltd acted on behalf of themselves. Longworth & Sons Ltd were unrepresented. The quoting rent was £15,298 pa, equating to £14.50 psf (£156 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd.
		Britannia Road	Unit 7a Britannia Road	Sale	M33 2AA	01/11/2012	1,680	156	25,200	15	161.46	25,200	15	161.46	Ask Design has taken 1,680 sq ft (156 sq m) of ground and first-floor office space from Forward Property Group on a three-year lease at £25,200 pa, equating to £15.00 psf (£161 psm). Thomas Willmax Ltd acted on behalf of Forward Property Group who were also marketing the property. A three months rent-free period was agreed. Ask Design were unrepresented. The quoting rent was £25,200 pa, equating to £15.00 psf (£161 psm). Achieved rent confirmed by Chris Wright at Forward Property Group.
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/11/2012	213	20	2,648	12.43	133.8	3,089	14.5	156.09	Castlerock Recruitment Group Ltd has taken 213 sq ft (20 sq m) of ground floor office space from Magnus Ltd on a one year lease at £2,648 pa, equating to £12.43 psf (£132 psm). Magnus Ltd acted on behalf of themselves. Castlerock Recruitment Group Ltd were unrepresented. The quoting rent was £3,089 pa, equating to £14.50 psf (£154 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd.
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/11/2012	285	26	3,246	11.39	122.6	4,133	14.5	156.08	Beara Properties Ltd has taken 285 sq ft (26 sq m) of first floor office space from Magnus Ltd on a three year lease at £3,246 pa, equating to £11.39 psf (£125 psm), subject to an option to break in year one. Magnus Ltd acted on behalf of themselves. Beara Properties Ltd were unrepresented. The quoting rent was £4,133 pa, equating to £14.50 psf (£159 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd.
	103	Washway Road		Sale	M33 7TY	01/11/2012	125	12	1,200	9.6	103.33	3,000	24	258.4	First Choice Staff has taken 125 sq ft (12 sqm) of first floor office space in addition to their existing space on a lease at £1,200 pa, equating to £9.60 psf (£103.33 psm). Harrison Oakley Property Services Ltd acted on behalf of the landlord. The quoting rent was £3,000 pa, equating to £24.00 psf (£258.33 psm). Achieved rent confirmed by Gary Oakley at Harrison Oakley Property Services Ltd.
Crossgate House		Cross Street		Sale	M33 7FT	19/10/2012	5,522	513	Not disclosed	Not disclosed	Not disclosed	71,510	12.95	139.39	An undisclosed tenant has taken 5,522 sq ft (513 sq m) of office space on the ground floor on a new lease on confidential terms. GVA & Orbit Developments Ltd acted on behalf of the landlord. The quoting rent was £ 71,509 pa, equating to £12.95 psf (£139.39 psm). Deal confirmed with Richard Lacey at GVA.
	8 - 8a	Brooklands Road		Sale	M33 3SQ	17/10/2012	615	57	Not disclosed	Not disclosed	Not disclosed	8,001	13.01	140.02	Scatter Crystals has taken 615 sq ft (57 sq m) of first-floor office space from an undisclosed landlord on a three-year lease. Thomas Willmax acted on behalf of the landlord. The quoting rent was £8,000 pa, equating to £13.01 psf (£140.02 psm).
		Brooklands Place	Unit 8a	Sale	M33 3SH	17/10/2012	620	58	7,998	12.9	138.86	7,998	12.9	138.85	Slaters Crystals Ltd has taken 620 sq ft (58 sq m) of first-floor office space, within unit 8A Brooklands Place, from Willan Investments Ltd, on a three -year lease at £7,998 pa, equating to £12.90 psf (£137.90 psm), subject to a tenants option to break in 18 months. Willan Investments Ltd acted on behalf of themselves and Thomas Willmax also advised on the deal. Slaters Crystals Ltd was unrepresented. The quoting rent was £7,998 pa, equating to £12.90 psf (£137.90 psm). Achieved rent confirmed by Toby Holmes at Willan Investments Ltd.
	59 - 59a	Washway Road		Sale	M33 7DD	10/10/2012	610	57	8,497	13.93	149.94	8,497	13.93	149.94	Georgina Walsh has taken 610 sq ft (56 sq m) of first floor office space in 59a Washway Road from Swinton Group Ltd on a three year lease at £8,500 pa, equating to £13.93 psf (£149.94 psm), subject to an option to break after two years. Thomas Willmax Ltd acted on behalf of Swinton Group Ltd. Four months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £8,500 pa, equating to £13.93 psf (£149.94 psm). Achieved rent confirmed by Raj Ghose at Swinton Group Ltd.
Bridgewater House		Bridgewater Street		Sale	M33 7EQ	02/10/2012	5,065	471	34,847	6.88	74.06	50,650	10	107.64	Phoenix Futures has taken 5,065 sq ft (470 sq m) of ground and first-floor office space from Dunefield Properties on a five-year lease at £35,000 pa, equating to £6.91 psf (£74.46 psm). Edwards & Co acted on behalf of Dunefield Properties. The quoting rent was £50,650 pa, equating to £10 psf (£107.77 psm). Achieved rent confirmed by Ed Keany at Edwards & Co.
	3 - 3a	School Road		Sale	M33 7XY	01/09/2012	100	9	Not disclosed	Not disclosed	Not disclosed	2,600	26	279.87	An undisclosed tenant has taken 100 sq ft (9.29 sq m) of first-floor office space on confidential terms. Jets Estate Agents acted on behalf of the landlord, who completed the deal directly with the tenant. The quoting rent was £2,600 pa, equating to £26.00 psf (£279.86 psm). Deal confirmed by Olivia Selwood at Jets Estate Agents.

	72	School Road		Sale	M33 7XB	01/08/2012	635	59	Not disclosed	Not disclosed	Not disclosed	2,527	3.98	42.84	An undisclosed tenant has taken 635 sq ft (58 sq m) of first floor office space from a private landlord on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £2,527 pa, equating to £3.98 psf (£42.84 psm). Deal confirmed by The Battered Cod.
Sale House	9	Springfield Road		Sale	M33 7XS	24/07/2012	818	76	Not disclosed	Not disclosed	Not disclosed	9,497	11.61	124.98	An undisclosed tenant has taken 818 sq ft (76 sq m) of ground floor office space on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £9,497 pa, equating to £11.61 psf (£125 psm).
		Washway Road		Sale	M33 7PE	05/07/2012	2,131	198	n/a	Not disclosed	Not disclosed	27,596	12.95	139.39	An undisclosed tenant has taken 2,131 sq ft (198 sq m) of ground floor office space on confidential terms. Jones Lang LaSalle and Orbit Developments acted on behalf of the landlord. The quoting rent was £27,596 pa, equating to £12.95 psf (£139.37 psm).
	211	Marsland Road		Sale	M33 3ND	01/07/2012	387	36	n/a	Not disclosed	Not disclosed	5,279	13.64	146.84	An undisclosed tenant has taken 387 sq ft (35.9 sq m) of ground-floor retail space. Thomas Willmax acted on behalf of the landlord. Confirmed by Thomas Willmax.
Chester House		Cross Street		Sale	M33 7AQ	25/06/2012	1,907	177	n/a	Not disclosed	Not disclosed	42,908	22.5	242.19	Insight Media has taken 1,907 sq ft (177 sq m) of first floor office space on confidential terms. Jones Lang LaSalle acted on behalf of the landlord. The quoting rent was £23,837 pa, equating to £12.50 psf (£134.67 psm).
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/06/2012	594	55	n/a	10.75	115.71	8,613	14.5	156.09	Salem Myer Simpson has taken 594 sq ft (55 sq m) of first floor office space from Magnus Ltd on a three year lease at £6,386 pa, equating to £10.75 psf (£116 psm). Magnus Ltd acted on behalf of themselves. Salem Myer Simpson was unrepresented. The quoting rent was £8,613 pa, equating to £14.50 psf (£74.25 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd.
		Dane Road	Unit 1b Dane Road In	Sale	M33 7BP	01/06/2012	1,324	123	n/a	Not disclosed	Not disclosed	7,798	5.89	63.4	An undisclosed tenant has taken 1,324 sq ft (123 sq m) of office space. Thomas Willmax acted on behalf of the landlord. The quoting rent was £7,798 pa, equating to £5.89 psf (£63.39 psm). Confirmed by Thomas Willmax.
	1	Roebuck Lane		Sale	M33 7SY	01/06/2012	1,282	119	n/a	Not disclosed	Not disclosed	9,000	7.02	75.57	An undisclosed tenant has taken 1,282 sq ft (119.1 sq m) of office space. Thomas Willmax acted on behalf of the landlord. Confirmed by Thomas Willmax.
Stamford House		Northenden Road		Sale	M33 2DH	01/02/2012	1,164	108	n/a	Not disclosed	Not disclosed	11,640	10	107.64	An undisclosed tenant has taken 1,164 sq ft (108 sq m) of office space on confidential terms. Jones Lang LaSalle acted on behalf of the landlord. The quoting rent was £30,783.50 pa, equating to £14.50 psf (£156.08 psm).
	2 - 2a	Hampson Street		Sale	M33 3HJ	01/01/2012	522	48	n/a	Not disclosed	Not disclosed	5,998	11.49	123.67	Meal Services Manchester have taken 522 sq ft (48.50 sq m) of first-floor office space within unit 2A from an undisclosed landlord on a confidential lease. Thomas Willmax acted on behalf of the landlord. The quoting rent was £6,000 pa, equating to £11.49 psf (£123.72 psm). Deal information confirmed by Meal Services Manchester.
Cadastral House	1	Hope Road		Sale	M33 3AB	01/01/2012	1,813	168	n/a	Not disclosed	Not disclosed	3,000	1.65	17.81	An undisclosed tenant has taken 1,813 sq ft (168.43 sq m) of first and second-floor office space from an undisclosed landlord on a confidential lease. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £3,000 pa, equating to £1.66 psf (£17.81 psm). Deal information confirmed by DCO Dental. (CoStar Research 03/02/2012 )
	10-10a	Northenden Road		Sale	M33 3BR	01/01/2012	1,059	98	n/a	Not disclosed	Not disclosed	8,500	8.02	86.37	An undisclosed tenant has taken 1,059 sq ft (98.41 sq m) of first and second-floor office space from Levelpar on a confidential lease. Thomas Willmax Ltd acted on behalf of Levelpar. The quoting rent was £8,500 pa, equating to £8.02 psf (£86.37 psm). Deal information confirmed by Table 10. (CoStar Research 03/02/2012 )
<b>Urmston</b>															
Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
	102	Higher Road		Urmston	M41 9AP	19/02/2011	731	68	4,500	6.16	66.31	4,404	6.02	64.85	A Private Individual has taken 731 sq ft (68 sq m) of office space on a two-year lease at £4,500 pa, equating to £6.16 psf (£66.26 psm). Roger Hannah & Co acted on behalf of the landlord. The quoting rent was £4,404 pa, equating to £6.02 psf (£64.85 psm). Achieved rent confirmed by Stewart Clark at Roger Hannah & Co. (CoStar Research 04/05/2011 )
	26	Crofts Bank Road		Urmston	M41 0UH	01/05/2008	1,268	118	10,005	7.89	84.93	13,000	10.25	110.36	Monkey Marketing Ltd has taken 1,268 sq ft (117.80 sq m) of first-floor office space from the landlord on confidential terms, for £9,000 pa, which equates to £7.10 psf (£76.42 psm) on the first year and £10,000 pa, which equates to £7.87 psf (£84.71 psm) on the second year. WT Gunson acted on behalf of the landlord. (Costar Research 11/06/08)
	71	Princess Road		Urmston	M41 5ST	05/07/2010	815	76	18,000	22.09	237.78	20,000	24.54	Not Disclosed	An undisclosed tenant has taken 815 sq ft (76 sq m) of ground & first-floor office space, 71 Princess Road in Urmston, from an undisclosed landlord on a five -year lease at £18,000 pa, equating to £22.09 psf (£237.73 psm), subject to an option to break in year three. Harrison's Estate Agents & Thomas Willmax Ltd acted on behalf of the landlord. No details of the tenant or their representatives were provided. The quoting rent was £20,000 pa, equating to £24.54 psf (£264.15 psm). Achieved rent confirmed by Tracy Casey at Thomas Willmax Ltd. (CoStar Research 14/07/2010 )
	4a	Hartford Road		Urmston	M41 0RZ	01/05/2009	830	77	Not disclosed	Not disclosed	Not disclosed	9,500	11.45	123.2	Lease details confidential. (CoStar Research 15/05/2009 )
	2-2b	Railway Road		Urmston	M41 0XL	01/11/2011	773	72	Not disclosed	Not disclosed	Not disclosed	6,500	8.41	90.52	First Aid Academy have taken 773 sq ft (71.81 sq m) of first and second-floor office space from an undisclosed landlord on a confidential lease. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £6,500 pa, equating to £8.41 psf (£90.51 psm). Deal information confirmed by The Ark hair stylists. (CoStar Research 24/11/2011 )
	24	Higher Road		Urmston	M41 9AP	01/06/2009	740	69	Not disclosed	Not disclosed	Not disclosed	5,500	7.43	Not Disclosed	Not disclosed
	436 - 436a	Flixton Road		Urmston	M41 6QT	23/12/2012	570	53	Not disclosed	Not disclosed	Not disclosed	5,398	9.47	101.95	MoCo Digital Limited has taken 570 sq ft (52 sq m) of first floor office space (436a Flixton Road) from a private landlord on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £5,400 pa, equating to £9.47 psf (£101.93 psm). Deal confirmed by MoCo Digital Limited.
	3 - 11	Station Road		Urmston	M41 9JG	01/06/2012	700	65	8,001	11.43	123.03	14,000	20	215.29	An undisclosed tenant has taken 700 sq ft (65.03 sq m) of first-floor business space at 3-5 Station Road on a three-year lease at £8,000 pa, equating to £11.43 psf (£123.01 psm). Jets Estate Agents acted on behalf of the landlord. The quoting rent was £14,000 pa, equating to £20.00 psf (£215.28 psm). Achieved rent confirmed by Stephen Taylor at Jets Estate Agents.
	12-14	Crofts Bank Road		Urmston	M41 0TS	24/04/2012	821	76	8,000	9.74	104.84	5,928	7.22	77.72	An undisclosed tenant has taken 821 sq ft (76.27 sq m) of first-floor office space from an undisclosed landlord on a three-year lease at £8,000 pa, equating to £9.74 psf (£104.89 psm), there were no breaks or reviews. Storeys:SSP acted on behalf of the landlord. A three months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £5,928 pa, equating to £7.22 psf (£77.72 psm). Achieved rent confirmed by Beverley McDougall at Storeys:SSP. (CoStar Research 04/05/2012 )

Trafford Office (out of centre)

Building	Street No.	Street	Estate Park	Locality	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
Altrincham Business Park		Stuart Road	B1-B4	Broadheath	WA14 5GJ	01/10/2009	240	22	2,280	9.5	102.26	3,480	14.5	156.05	GKI has taken 240 sq ft (22.30 sq m) of part first-floor office space from Magnus Ltd on a six month lease at £2,280 pa, equating to £9.50 psf (£102.26 psm). Canning O'Neill and Savills Commercial acted on behalf of Magnus Ltd. GKI was unrepresented. The quoting rent was £3,480 pa, equating to £14.50 psf (£156.08 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd. (CoStar Research 02/03/2010)
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/04/2009	234	22	3,159	13.5	145.31	3,393	14.5	Not Disclosed	Mr Steve Benson has taken 234 sq ft (21.74 sq m) of part first-floor office space, within Crossford Court, from Magnus Ltd on a lease, term undisclosed at £3,159 pa, equating to £13.50 psf (£145.31 psm), no rent reviews or options to break were disclosed. Magnus Ltd acted on behalf of themselves. Mr Steve Benson was unrepresented. The quoting rent was £3,393 pa, equating to £14.50 psf (£156.08 psm). Achieved rent confirmed by Vicki Cook at Magnus Ltd. (CoStar Research 17/06/2009)
Warren Bruce Court		Warren Bruce Road		Manchester	M17 1LB	15/04/2009	391	36	3,910	10	107.64	Not Disclosed	Not Disclosed	Not Disclosed	Asdan has taken 391 sq ft (36 sq m) of office space from Economic Solutions at £3,910 pa, equating to £10 psf (£107.64 psm). Lambert Smith Hampton and Altus Edwin Hill acted on behalf of Economic Solutions. Achieved rent confirmed by David Thwaites at Lambert Smith Hampton.
Warren Bruce Court		Warren Bruce Road		Manchester	M17 1LB	15/04/2009	398	37	3,980	10	107.64	Not Disclosed	Not Disclosed	Not Disclosed	Whitehall Media Ltd has taken 398 sq ft (36.97 sq m) of office space from Economic Solutions at £3,980 pa, equating to £10 psf (£107.64 psm). Lambert Smith Hampton and Altus Edwin Hill acted on behalf of Economic Solutions. Achieved rent confirmed by David Thwaites at Lambert Smith Hampton.
Warren Bruce Court		Warren Bruce Road		Manchester	M17 1LB	15/04/2009	406	38	4,060	10	107.64	Not Disclosed	Not Disclosed	Not Disclosed	Transline Group Ltd has taken 406 sq ft (37.71 sq m) of office space from Economic Solutions at £4,060 pa, equating to £10 psf (£107.64 psm). Lambert Smith Hampton and Altus Edwin Hill acted on behalf of Economic Solutions. Achieved rent confirmed by David Thwaites at Lambert Smith Hampton.
Trafford House		Chester Road		Old Trafford	M32 0RS	31/10/2008	416	39	4,576	11	118.4	4,576	11	118.4	An undisclosed tenant has taken 416 sq ft (39 sq m) of first-floor office space from Bruntwood Estates Ltd on a five-year lease at £4,576 pa, equating to £11 psf (£118.40 psm), with an option to break in year three. Edwards & Co, Canning O'Neill and P3 Property Consultants LLP acted on behalf of Bruntwood Estates Ltd. The quoting rent was £4,576 pa, equating to £11 psf (£118.40 psm). Achieved rent confirmed by Jon Howell at Bruntwood Estates Ltd.
Mayfield House		Danefield Road		Sale	M33 7WR	30/08/2010	326	30	4,794	14.71	158.34	4,200	12.88	Not Disclosed	The Training Brokers has taken 326 sq ft (30 sq m) of first-floor office space, within Mayfield House from Furnells Electrical on a one-year licence at £4,794 pa, equating to £14.71 psf (£158.29 psm). Jets Estate Agents acted on behalf of Furnells Electrical. The Training Brokers were unrepresented. The quoting rent was £4,200 pa, equating to £12.88 psf (£138.68 psm). Achieved rent confirmed by Olivia Selwood at Jets Estate Agents. (CoStar Research 19/10/2010)
Warren Bruce Court		Warren Bruce Road		Manchester	M17 1LB	15/04/2009	485	45	4,850	10	107.64	Not Disclosed	Not Disclosed	Not Disclosed	Business Link Ltd has taken 485 sq ft (45.05 sq m) of office space from Economic Solutions at £4,850 pa, equating to £10 psf (£107.64 psm). Lambert Smith Hampton and Altus Edwin Hill acted on behalf of Economic Solutions. Achieved rent confirmed by David Thwaites at Lambert Smith Hampton.
Warren Bruce Court		Warren Bruce Road		Manchester	M17 1LB	15/04/2009	486	45	4,860	10	107.64	Not Disclosed	Not Disclosed	Not Disclosed	Liconic UK Limited has taken 486 sq ft (45.15 sq m) of office space from Economic Solutions at £4,860 pa, equating to £10 psf (£107.64 psm). Lambert Smith Hampton and Altus Edwin Hill acted on behalf of Economic Solutions. Achieved rent confirmed by David Thwaites at Lambert Smith Hampton.
Mayfield House		Danefield Road		Sale	M33 7WR	21/09/2009	300	28	5,148	17.16	184.71	5,148	17.16	Not Disclosed	Mr Robinson has taken 300 sq ft (28 sq m) of ground-floor office space, within Mayfield House from Furnell Electrical Wholesaler Ltd on a one-year lease at £5,148 pa, equating to £17.16 psf (£184.71 psm). Jets Estate Agents acted on behalf of Furnell Electrical Wholesaler Ltd. Mr Robinson was unrepresented. The quoting rent was £5,148 pa, equating to £17.16 psf (£184.71 psm). Achieved rent confirmed by Debbie Graham at Jets Estate Agents. (CoStar Research 22/09/2009)
Paragon House	48	Seymour Grove		Manchester	M16 0LN	01/02/2010	649	60	5,192	8	86.11	5,192	8	Not Disclosed	G Media Marketing Solutions Ltd has taken 649 sq ft (60 sq m) of ninth-floor office space, within Paragon House in Salford, from Bruntwood Estates Ltd on a four-year lease at £5,192 pa, equating to £8.00 psf (£86.11 psm), subject to an option to break in year two. Bruntwood Estates Ltd, Canning O'Neill, P3 Property Consultants LLP & Edwards & Co acted on behalf of Bruntwood Estates Ltd. G Media Marketing Solutions Ltd was unrepresented. The quoting rent was £5,192 pa, equating to £8.00 psf (£86.11 psm). Achieved rent confirmed by Antonia Martin-Wright at Bruntwood Estates Ltd. (CoStar Research 10/05/2010)
	197-201	Cross Street		Sale	M33 7JR	01/05/2009	700	65	5,817	8.31	89.45	7,000	10	Not Disclosed	An un-named tenant has taken 700 sq ft (65 sq m) of first-floor office space, within 197 Cross Street from an un-named landlord on a one-year lease at £5,820 pa, equating to £8.31 psf (£89.49 psm). Thomas Willmax Ltd acted on behalf of the landlord. No details of the tenants representative were provided. The quoting rent was £7,000 pa, equating to £10.00 psf (£107.64 psm). Achieved rent confirmed by Tracy Casey at Thomas Willmax Ltd. (CoStar Research 05/08/2009)
		Edward Court	Unit 2 Altrincham Business Park	Altrincham	WA14 5GL	15/12/2009	367	34	5,920	16.13	173.62	5,920	16.13	Not Disclosed	Trafford Cars Ltd has taken 357 sq ft (34 sq m) of ground-floor office space, within unit 2 Craven Court, from Craven Scaffolding Ltd on a two-year lease at £5,920 pa, equating to £16.13 psf (£173.62 psm), no rent reviews or options to break. Craven Properties acted on behalf of Craven Scaffolding Ltd. Trafford Cars Ltd was unrepresented. The quoting rent was £5,920 pa, equating to £16.13 psf (£173.62 psm). (CoStar Research 17/06/2010)
	60	Talbot Road		Manchester	M16 0PN	01/07/2008	670	62	6,003	8.96	96.45	6,000	8.96	Not Disclosed	An undisclosed tenant has taken 670 sq ft (62 sq m) of office space on a lease at £6,000 pa, equating to £8.96 psf (£96.45 psm). Thomas Wilmax Ltd acted on behalf of the landlord. The quoting rent was £6,000 pa, equating to £8.96 psf (£96.45 psm). Achieved rent confirmed by Hilary Clode at Thomas Willmax Ltd. (CoStar Research 26/09/2008)
Cooper House	378-380	Third Avenue		Trafford Park	M17 1JE	18/09/2009	764	71	6,112	8	86.11	6,303	8.25	Not Disclosed	Skylab has taken 764 sq ft (71 sq m) of second-floor office space from Ridley Thaw on an undisclosed lease term at £6,112 pa, equating to £8.00 psf (£86.11 psm). Altus Edwin Hill acted on behalf of Ridley Thaw. The tenant was unrepresented. The quoting rent was £6,303 pa, equating to £8.25 psf (£88.80 psm). Achieved rent confirmed by Thomas Sharples at Ridley Thaw. (CoStar Research 17/03/2010)
Cooper House	378-380	Third Avenue		Trafford Park	M17 1JE	01/01/2009	764	71	6,303	8.25	88.8	6,303	8.25	88.8	The Market Creative Consultants have taken 764 sq ft (70.98 sq m) of first-floor office space on a two-year lease at £6,303 pa, equating to £8.25 psf (£88.80 psm), subject to an option to break in year one. Ridley Thaw & Altus Edwin Hill acted on behalf of the landlord. The tenant was unrepresented. The quoting rent was £6,303 pa, equating to £8.25 psf (£88.80 psm). Achieved rent confirmed by Joe Wilshaw at Altus Edwin Hill. (CoStar Research 03/02/2009)
Warren Bruce Court		Warren Bruce Road		Manchester	M17 1LB	15/04/2009	647	60	6,470	10	107.64	Not Disclosed	Not Disclosed	Not Disclosed	Creation Publicity has taken 647 sq ft (60.10 sq m) of office space from Economic Solutions at £6,470 pa, equating to £10 psf (£107.64 psm). Lambert Smith Hampton and Altus Edwin Hill acted on behalf of Economic Solutions. Achieved rent confirmed by David Thwaites at Lambert Smith Hampton.
Mayfield House		Danefield Road		Sale	M33 7WR	01/03/2008	510	47	7,201	14.12	151.99	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 510 sq ft of 2nd floor office space on a lease at £7,200 pa, equating to £14.12 psf (£151.96 psm). Jets Estate Agency acted on behalf of the landlord. (CoStar Research 11/03/08)
Dunham House		Cross Street		Sale	M33 7HH	31/03/2008	559	52	7,547	13.5	145.31	7,547	13.5	Not Disclosed	Insigns Ltd has taken 559 sq ft (51.93 sq m) of first-floor office space from Orbit Investments (Properties) Ltd on a five-year lease at £7,547 pa, equating to £13.50 psf (£154.31 psm), subject an option to break in year two. Orbit Developments Ltd acted on behalf of Orbit Investments (Properties) Ltd. Three months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £7,547 pa, equating to £13.50 psf (£154.31 psm). Achieved rent confirmed by Rhys Owen at Orbit Developments Ltd. (CoStar Research 15/09/2008)
Mayfield House		Danefield Road		Sale	M33 7WR	01/04/2008	325	30	7,800	24	258.34	7,800	24	258.36	Oliver Black Associates Ltd has taken 325 sq ft (30 sq m) of office space from an unknown head tenant on a sublease at £7,800 pa, equating to £24 psf (£258.34 psm). Jets Estate Agents acted on behalf of Oliver Black Associates Ltd. The quoting rent was £7,800 pa, equating to £24 psf (£258.34 psm). Achieved rent confirmed by Stephen Taylor at Jets Estate Agents. (CoStar Research 12/06/08)
Mayfield House		Atlantic Street		Altrincham	WA14 5EF	29/09/2010	377	35	8,483	22.5	242.19	5,467	14.5	156.11	Wilson's Blinds has taken 377 sq ft (35.02 sq m) of first-floor office space from Magnus Ltd on a four month lease at £8,483 pa, equating to £22.50 psf (£242.19 psm). Canning O'Neill and Savills Commercial acted on behalf of Magnus Ltd. Wilson's Blinds was unrepresented. The quoting rent was £5,467 pa, equating to £14.50 psf (£156.08 psm). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd. (CoStar Research 02/03/2010)



The Village		Trafford Park	Olympic Court	Manchester	M17 1AP	02/09/2008	738	69	9,225	12.5	134.55	9,225	12.5	Not Disclosed	Pure O2 Ltd has taken 738 sq ft (69 sq m) of office space from System Leasing and Rentals Plc on a one-year lease at £9,225 pa, equating to £12.50 psf (£134.55 psm). Altus Edwin Hill acted on behalf of System Leasing and Rentals Plc. Pure O2 Ltd were unrepresented. The quoting rent was £9,225 pa, equating to £12.50 psf (£134.55 psm). Achieved rent confirmed by Joseph Willshaw at Altus Edwin Hill. (CoStar Research 16/09/2008)
Paragon House	48	Seymour Grove		Manchester	M16 0LN	19/08/2009	1,050	98	9,450	9	96.88	8,400	8	Not Disclosed	Stanley James Associates Ltd has taken 1,050 sq ft (97.55 sq m) of first-floor office space, within Paragon House Manchester from Bruntwood Estates Ltd on a confidential lease at £9,450 pa, equating to £9.00 psf (£96.88 psm), no rent reviews or break options disclosed. Bruntwood Estates Ltd, Edwards & Co, P3 Property Consultants LLP and Canning O'Neill acted on behalf of the landlord. Stanley James Associates Ltd was unrepresented. The quoting rent was £8,400 pa, equating to £8.00 psf (£86.11 psm). Achieved rent confirmed by Jon Howell at Bruntwood Estates Ltd. (CoStar Research 03/09/2009)
Warren Bruce Court		Warren Bruce Road		Manchester	M17 1LB	15/04/2009	972	90	9,720	10	107.64	Not Disclosed	Not Disclosed	Not Disclosed	Assessment UK Ltd has taken 972 sq ft (90.30 sq m) of office space from Economic Solutions at £9,720 pa, equating to £10.76 psf (£107.64 psm). Lambert Smith Hampton and Altus Edwin Hill acted on behalf of Economic Solutions. Achieved rent confirmed by David Thwaites at Lambert Smith Hampton.
St Georges Court		Dairyhouse Lane	Units 2-4 Altrincham Business Park	Altrincham	WA14 5UA	18/12/2010	1,088	101	11,206	10.3	110.87	15,080	13.86	Not Disclosed	Robot Creative has taken 1,088 sq ft (101 sq m) of second-floor office space, within 197-201 Manchester Road in Timperley, from an undisclosed landlord on a one-year licence at £11,206 pa, equating to £10.30 psf (£110.87 psm). Jets Estate Agents acted on behalf of the landlord. Robot Creative was unrepresented. The quoting rent was £15,080 pa, equating to £13.86 psf (£149.19 psm). Achieved rent confirmed by Olivia Selwood at Jets Estate Agents. (CoStar Research 14/06/2010)
		Guinness Road	Units 1-4 Astra Business Park	Manchester	M17 1SU	30/06/2010	2,194	204	12,067	5.5	59.2	12,067	5.5	Not Disclosed	Crossfit 3D Ltd has taken 2,194 sq ft (204 sq m) of ground-floor office space, suite C within Building A Guinness Road, from Bizspace Ltd on a one-year licence at £12,067 pa, equating to £5.50 psf (£59.20 psm). Bizspace Ltd acted on behalf of themselves. Crossfit 3D Ltd was unrepresented. The quoting rent was £12,067 pa, equating to £5.50 psf (£59.20 psm). Achieved rent confirmed by Andrew Hesketh at Bizspace Ltd. (CoStar Research 30/06/2010)
School House		Second Avenue	Units 1-14	Trafford Park	M17 1DZ	01/08/2008	1,020	95	12,240	12	129.17	12,240	12	Not Disclosed	Full Circle Arts has taken 1,020 sq ft (95 sq m) of office space within unit 7 from Urban Splash Ltd on a six-year lease at £12,240 pa, equating to £12 psf (£129.17 psm). Altus Edwin Hill acted on behalf of acted on behalf of Urban Splash Ltd. Full Circle Arts were unrepresented. The quoting rent was £12,240 pa, equating to £12 psf (£129.17 psm). Achieved rent confirmed by Joseph Willshaw at Altus Edwin Hill. (CoStar Research 16/09/2008)
Trafford House		Chester Road		Old Trafford	M32 0RS	01/03/2008	850	79	12,504	14.71	158.34	9,350	11	118.4	Amec Plc has taken 850 sq ft (79 sq m) of part eighth-floor office space from Bruntwood Estates Ltd on a lease at £12,504 pa, equating to £14.71 psf (£158.34 psm). Edwards & Co, P3 Property Consultants and Canning O'Neill acted on behalf of Bruntwood Estates. The quoting rent was £9,350 pa, equating to £11 psf (£118.40 psm). Achieved rent confirmed by Hayley Wright at Edwards & Co. (CoStar Research 01/05/08)
Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	31/08/2008	1,078	100	12,936	12	129.17	Not Disclosed	Not Disclosed	Not Disclosed	An unknown tenant has taken 1,078 sq ft (100.15 sq m) of second-floor office space in Suite A from Targetfollow Group Ltd on a 10-year lease at £12,936 pa, equating to £12.00 psf (£129.17 psm), subject to a rent review and an option to break in year five. Cushman & Wakefield and GVA Grimley Ltd acted on behalf of Targetfollow Group Ltd. A unknown months rent-free period was agreed. The tenant was unrepresented. Achieved rent confirmed by Tim Dean at Cushman & Wakefield. (CoStar Research 07/10/2008)
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/01/2010	594	55	13,799	23.23	250.05	16,038	27	Not Disclosed	Cornhill Overseas Property Ltd has taken 594 sq ft (55 sq m) of first-floor office space, within building B Crossford Court, from Magnus Ltd on a one-year lease at £13,799 pa, equating to £23.23 psf (£250.05 psm). WHR Property Consultants, Canning O'Neill and Magnus Ltd acted on behalf of Magnus Ltd. No details of Cornhill Overseas Property Ltd's representatives were provided. The quoting rent was £16,038 pa, equating to £27.00 psf (£290.63 psm). Achieved rent confirmed by Mina Ayoob at Magnus Ltd. (CoStar Research 03/12/2010)
Atherton House		Talbot Road		Stretford	M16 0PG	01/06/2010	1,640	152	13,940	8.5	91.49	Not Disclosed	Not Disclosed	Not Disclosed	J&A Brokers has taken 1,640 sq ft (152 sq m) of third-floor office space space from Wilton Developments Ltd on a five-year lease at £13,940 pa, equating to £8.50 psf (£91.49 psm), subject to an option to break in year three. King Sturge acted on behalf of Wilton Developments Ltd. The tenant was unrepresented. Achieved rent confirmed by Wilton Developments Press Release on the website. AGENT WEBSITE 12/07/2010 http://www.wiltondevelopments.co.uk/www/view.asp?content_id=116&parent_id=24 ..and confirmed with Paul Smith at King Sturge
Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	07/04/2008	972	90	14,094	14.5	156.08	14,580	15	161.46	Rehab Works has taken 972 sq ft (90.30 sq m) of ground-floor office space from Target Follow on a three-year lease at £14,094 pa, equating to £14.50 psf (£156.08 psm), subject an option to break in year three. A one month rent-free period was agreed. GVA Grimley and Cushman & Wakefield acted on behalf of Target Follow. The tenant was unrepresented. (CoStar Research 22/04/08)
		Guinness Road	Units 1-4 Astra Business Park	Manchester	M17 1SU	30/06/2010	2,225	207	14,463	6.5	69.97	14,463	6.5	Not Disclosed	Land of Play has taken 2,225 sq ft (207 sq m) of ground-floor office space, suite A within Building A Guinness Road, from Bizspace Ltd on a 10-year lease at £14,463 pa, equating to £6.50 psf (£69.97 psm), subject to an option to break in year five. Bizspace Ltd acted on behalf of themselves. Land of Play was unrepresented. The quoting rent was £14,463 pa, equating to £6.50 psf (£69.97 psm). Achieved rent confirmed by Andrew Hesketh at Bizspace Ltd. (CoStar Research 30/06/2010)
Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	31/08/2008	1,245	116	14,940	12	129.17	Not Disclosed	Not Disclosed	Not Disclosed	An unknown tenant has taken 1,245 sq ft (115.66 sq m) of second-floor office space in Suite E from Target Follow on a 10-year lease at £14,940 pa, equating to £12.00 psf (£129.17 psm), subject to a rent review and an option to break in year five. Cushman & Wakefield and GVA Grimley Ltd acted on behalf of Target Follow. An unknown rent-free period was agreed. The tenant was unrepresented. Achieved rent confirmed by Tim Dean at Cushman & Wakefield. (CoStar Research 07/10/2008)
	473	Chester Road		Stretford	M16 9HF	01/08/2008	1,836	171	15,000	8.17	87.94	15,000	8.17	Not Disclosed	A confidential tenant has taken 1,836 sq ft (170.6 sq m) of ground, first and second-floor office space at £15,000 pa, equating to £8.17 psf (£87.92 psm). WT Gunson acted on behalf of the landlord. The quoting rent was £15,000 pa, equating to £8.17 psf (£87.92 psm). Achieved rent confirmed by Lesley Stephens at WT Gunson. (CoStar Research 18/09/2008)
		Guinness Road	Units 1-4 Astra Business Park	Manchester	M17 1SU	30/06/2010	2,343	218	15,230	6.5	69.97	15,230	6.5	Not Disclosed	Land of Play has taken 2,343 sq ft (218 sq m) of ground-floor office space, suite B within Building A Guinness Road, from Bizspace Ltd on a 10-year lease at £15,230 pa, equating to £6.50 psf (£69.97 psm), subject to an option to break in year five. Bizspace Ltd acted on behalf of themselves. Land of Play was unrepresented. The quoting rent was £15,230 pa, equating to £6.50 psf (£69.97 psm). Achieved rent confirmed by Andrew Hesketh at Bizspace Ltd. (CoStar Research 30/06/2010)
Prospect House		Brindley Avenue		Sale	M33 7BE	01/08/2010	2,760	256	17,000	6.16	66.31	Not Disclosed	Not Disclosed	Not Disclosed	Boccard UK Ltd has taken 2,760 sq ft (256 sq m) of first-floor office space, within Prospect House, from an un-named landlord on a five-year lease at £17,000 pa, equating to £6.16 psf (£66.30 psm), no rent reviews or options to break. TFC (Property) Ltd acted on behalf of the landlord. Boccard UK Ltd was unrepresented. The quoting rent was confidential. Achieved rent confirmed by Ben Fallows at TFC (Property) Ltd. (CoStar Research 10/08/2010)
School House		Second Avenue	Units 1-14	Trafford Park	M17 1DZ	01/11/2010	1,119	104	18,528	16.56	178.25	14,100	12.6	135.63	Gamma Telecom Ltd has taken 1,119 sq ft (103 sq m) of office space within Unit 6 School House from Urban Splash Ltd on a three-year lease at £18,528 pa, equating to £16.56 psf (£178.22 psm). Urban Splash Ltd represented themselves. Gamma Telecom Ltd were unrepresented. The quoting rent was £14,100 pa, equating to £12.60 psf (£135.63 psm). Achieved rent confirmed by Nicky Harries at Urban Splash Ltd. (CoStar Research 08/04/2011)
Cooper House	378-380	Third Avenue		Trafford Park	M17 1JE	01/04/2011	2,258	210	18,629	8.25	88.8	23,709	10.5	113.02	A Private Individual has taken 2,258 sq ft (209.78 sq m) of office space for £18,629 pa, equating to £8.25 psf (£89.00 psm). Altus Edwin Hill and Ridley Thaw LLP acted on behalf of the landlord. The quoting rent was £23,709 pa, equating to £10.50 psf (£113.02 psm). Achieved rent confirmed by Joseph Willshaw at Altus Edwin Hill. (CoStar Research 06/05/2011)
	1	Darwen Street		Old Trafford	M16 9HT	01/02/2008	1,927	179	19,270	10	107.64	16,249	8.43	90.77	NPP Security Services (UK) Ltd has taken 1,927 sq ft (179 sq m) of office space on a lease at £19,270 pa, equating to £10 psf (£107.64 psm). Edwards & Co acted on behalf of the landlord. The quoting rent was £16,249 pa, equating to £8.43 psf (£90.74 psm). Achieved rent confirmed by Hayley Wright at Edwards & Co. (CoStar Research 29/04/08)
		Waverley Road	14-16 Willan Trading Estate	Sale	M33 7AY	20/12/2011	1,974	183	19,500	9.88	106.35	19,740	10	107.64	My Hobby Store have taken 1,974 sq ft (183 sq m) of office space from Willan Investments Ltd on a three-year lease at £19,500 pa, equating to £9.88 psf (£106.3 psm). Thomas Willmax acted on behalf of Willan Investments Ltd who also represented themselves. My Hobby Store were unrepresented. The quoting rent was £19,740 pa, equating to £10.00 psf (£107.64 psm). Achieved rent confirmed by Toby Holmes at Willan Investments Ltd. (CoStar Research 17/01/2012)

Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	31/08/2008	1,660	154	19,920	12	129.17	Not Disclosed	Not Disclosed	Not Disclosed	An unknown tenant has taken 1,660 sq ft (154.22 sq m) of second-floor office space in Suite D from Target Follow on a 10-year lease at £19,920 pa, equating to £12.00 psf (£129.17 psm), subject to a rent review and an option to break in year five. Cushman & Wakefield and GVA Grimley Ltd acted on behalf of Target Follow. An unknown rent-free period was agreed. The tenant was unrepresented. Achieved rent confirmed by Tim Dean at Cushman & Wakefield. (CoStar Research 07/10/2008)
Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	01/01/2010	1,865	173	22,380	12	129.17	Not Disclosed	Not Disclosed	Not Disclosed	Easycard has taken 1,865 sq ft (173 sq m) of ground-floor office space from Target Follow on a three-year lease at £22,380 pa, equating to £12.00 psf (£129.17 psm). Easycard represented themselves. Colliers CRE and King Sturge acted on behalf of Target Follow. (CoStar Research 26/01/2010)
	7-9	St Georges Court	Altrincham Business Park	Altrincham	WA14 5UA	15/03/2011	1,945	181	22,500	11.57	124.54	24,313	12.5	134.55	Co-Operative Funeral Services Ltd has taken 1,945 sq ft (180.7 sq m) of office space within the entire building at Alfred House, 186 Manchester Road from Heatcraft on a five-year lease at £22,500 pa, equating to £11.57 psf (£124.52 psm), subject to an option to break in year three. Edwards & Co acted on behalf of Heatcraft. Tushingham Moore acted on behalf of Co-Operative Funeral Services Ltd. The quoting rent was £24,313 pa, equating to £12.50 psf (£134.55 psm). Achieved rent confirmed by Edward Keany at Edwards & Co. (CoStar Research 18/07/2011)
	6	Brindley Road		Manchester	M16 9HQ	12/02/2008	1,578	147	22,881	14.5	156.08	22,881	14.5	156.08	Telex Communications (UK) Ltd has taken 1,578 sq ft (147 sq m) of ground-floor office space from Towergate Developments Ltd at £22,881 pa, equating to £14.50 psf (£156.08 psm). GVA Grimley Ltd acted on behalf of Towergate Developments Ltd. The quoting rent was £22,881 pa, equating to £14.50 psf (£156.08 psm). Achieved rent confirmed by Joseph Bridger at GVA Grimley Ltd. (CoStar Research 18/03/08)
Keely House		Westinghouse Road		Trafford Park	M17 1PY	11/05/2009	3,405	316	24,005	7.05	75.89	27,240	8	Not Disclosed	DHL International (UK) Ltd has taken 3,405 sq ft (316.33 sq m) of office space on a new five-year lease at £24,000 pa, equating to £7.05 psf (£75.87 psm). Altus Edwin Hill acted on behalf of landlord. The tenant was unrepresented. The quoting rent was £27,240 pa, equating to £7.97 psf (£88.00 psm). Achieved rent confirmed by Joseph Wilshaw at Altus Edwin Hill. (CoStar Research 27/05/2009)
School House		Second Avenue	Units 1-14	Trafford Park	M17 1DZ	11/08/2010	2,276	211	24,400	10.72	115.39	30,703	13.49	Not Disclosed	The E Word has taken 2,276 sq ft (211.45 sq m) of office space within The Annexe from Urban Splash Ltd on a three-year FRI stepped rental lease, equivalent to £24,400 pa, equating to £10.72 psf (£115.40 psm). Altus Edwin Hill acted on behalf of Urban Splash Ltd. The equivalent of a six months rent-free period was agreed within the three year stepped rental lease. The E Word was unrepresented. The quoting rent was £30,703 pa, equating to £13.49 psf (£145.21 psm). Achieved rent confirmed by Joseph Wilshaw at Altus Edwin Hill. (CoStar Research 21/09/2010)
Warwick House	17	Warwick Road		Old Trafford	M16 0QQ	01/06/2008	3,083	286	25,003	8.11	87.3	Not Disclosed	Not Disclosed	Not Disclosed	Welcome Financial Services Ltd has taken 3,083 sq ft (286 sq m) of first-floor office space from Northern Trust Company Ltd on a six-year lease at £25,003 pa, equating to £8.11 psf (£87.30 psm). Whittle Jones acted on behalf of Northern Trust Company Ltd. Achieved rent confirmed by Roslyn Booth at Whittle Jones.
Warwick House	17	Warwick Road		Old Trafford	M16 0QQ	01/04/2008	3,083	286	25,003	8.11	87.3	Not Disclosed	Not Disclosed	Not Disclosed	Welcome Financial Services Ltd has taken 3,083 sq ft (286 sq m) of office space from Northern Trust Company Ltd on a six-year lease at £25,000 pa, equating to £8.11 psf (£87.29 psm). Whittle Jones acted on behalf of Northern Trust Company Ltd. Achieved rent confirmed by Roslyn Booth at Whittle Jones.
		Ashburton Road West	Unit C Broadoak Industrial Park	Trafford Park	M17 1RW	24/03/2008	3,715	345	26,005	7	75.35	26,000	7	75.34	Compudale has taken 17,000 sq ft (1,579 sq m) of office space from Top Grade Sports Wear on assignment of an existing lease expiring in June 2013 at a passing rent of £26,000 pa, equating to £1.53 psf (£16.47 psm), subject to five yearly rent reviews. A six months rent-free period was agreed. Davies Harrison acted on behalf of Top Grade Sports Wear. Bruntwood Estates Ltd is the current landlord of the property. (CoStar Research 31/03/08)
Park Road Industrial Estate		Park Road		Altrincham	WA14 5QY	08/01/2009	1,650	153	26,499	16.06	172.87	26,500	16.06	Not Disclosed	An undisclosed tenant has taken 1,650 sq ft (153 sq m) of industrial space on a 12 month license at £26,500 pa, equating to £16.06 psf (£172.87 psm). Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £26,500 pa, equating to £16.06 psf (£172.87 psm). Achieved rent confirmed by Hillary Clode at Thomas Willmax. (CoStar Research 08/08/2008)
Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	01/05/2008	1,886	175	28,290	15	161.46	345,173	Not Disclosed	Not Disclosed	Rehab Works has taken 995 sq ft (175.20 sq m) of office space in Unit 18 from Targetfollow Group Ltd on a five-year lease at £28,290 pa, equating to £15.00 psf (£161.46 psm), subject to no rent review, but an option to break in year three. GVA Grimley Ltd and Cushman & Wakefield acted on behalf of Targetfollow Group Ltd. A three months rent-free period was agreed. The tenant was unrepresented. (CoStar Research 28/07/2008)
	454	Chester Road		Manchester	M16 9HD	01/05/2009	3,344	311	29,996	8.97	96.55	Not Disclosed	Not Disclosed	Not Disclosed	Trafford Borough Council has taken 3,344 sq ft (311 sq m) of office space on a five-year lease at £30,000 pa, equating to £8.97 psf (£96.57 psm). King Sturge acted on behalf of landlord. Trafford Borough Council was unrepresented. Achieved rent confirmed by Greg Ball at King Sturge. (CoStar Research 21/07/2009)
West Point	501	Chester Road		Manchester	M16 9HU	06/04/2009	3,500	325	33,250	9.5	102.26	26,250	7.5	Not Disclosed	The Debt Advisor Ltd has taken 3,500 sq ft (325.16 sq m) of third-floor office space from UBS Triton Property Fund on a five-year lease at £33,250 pa, equating to £9.50 psf (£102.26 psm). Savills Commercial and Edwards & Co acted on behalf of UBS Triton Property Fund. King Sturge represented The Debt Advisor Ltd. The quoting rent was £26,250 pa, equating to £7.50 psf (£80.73 psm). Achieved rent confirmed by Edwards Chantler at Savills Commercial. (CoStar Research 12/05/2009)
		Edward Court	Unit 6-8 Altrincham Business Park	Altrincham	WA14 5GL	01/02/2010	2,729	254	39,571	14.5	156.08	39,571	14.5	Not Disclosed	An undisclosed tenant has taken 2,729 sq ft (253.53 sq m) of office space from Magnus Ltd on confidential terms at £39,571 pa, equating to £14.50 psf (£156.08 psm). Savills Commercial and Canning O'Neill acted on behalf of Magnus Ltd. The tenant was unrepresented. (CoStar Research 17/07/2008)
Quay West		Trafford Wharf Road		Trafford Park	M17 1HH	01/10/2009	2,599	241	40,285	15.5	166.84	42,884	16.5	Not Disclosed	Tuscor Lloyds (UK) Ltd has taken 2,599 sq ft (341.45 sq m) of eighth-floor office space on a lease at £40,285 pa, equating to £15.50 psf (£166.84 psm). King Sturge, WHR Property Consultants and Edwards & Co acted on behalf of landlord. The quoting rent was £42,884 pa, equating to £16.50 psf (£177.61 psm). Achieved rent confirmed by King Sturge Deals Report. (CoStar Research 28/10/2009)
		Blackmore Road	Units 17a-17b Cobra Court, Trafford Park	Stretford	M32 0ZG	01/12/2010	4,068	378	40,680	10	107.64	54,918	13.5	145.31	Daikin Airconditioning UK Ltd has taken 4,068 sq ft (378 sq m) of office space within Unit 17B on a five-year lease at £40,680 pa, equating to £10.00 psf (£107.64 psm). King Sturge acted on behalf of the landlord. (CoStar Research 17/12/2010)
Corner House	177	Cross Street		Sale	M33 7JQ	21/07/2008	2,850	265	45,002	15.79	169.96	45,000	15.79	Not Disclosed	Shred-It Ltd has taken 2,850 sq ft (264 sq m) of ground-floor office space from Property Alliance Group Ltd on a lease at £45,000 pa, equating to £15.79 psf (£169.96 psm). Property Alliance Group Ltd acted on behalf of themselves. The quoting rent was £45,000 pa, equating to £15.79 psf (£169.96 psm). Achieved rent confirmed by Melanie Sheldon at Property Alliance Group Ltd. (CoStar Research 18/07/2008)
		Guinness Road	Units 1-4 Astra Business Park	Manchester	M17 1SU	01/07/2009	7,458	693	48,626	6.52	70.18	48,653	6.52	Not Disclosed	Land of Play has taken 7,485 sq ft (693 sq m) of office space from Bizspace Ltd on a 10-year lease at £48,653 pa, equating to £6.52 psf (£70.22 psm), subject to a rent review and an option to break in year five. Bizspace Ltd represented themselves. Land of Play was unrepresented*. The quoting rent was £48,653 pa, equating to £6.52 psf (£70.22 psm). Achieved rent confirmed by Andy Hesketh at Bizspace Ltd. (CoStar Research 15/09/2009)
	3	Scholar Green Road	Cobra Court, Trafford Park	Manchester	M32 0ZX	24/12/2009	3,500	325	50,750	14.5	156.08	Not Disclosed	Not Disclosed	Not Disclosed	BBGR has taken 3,500 sq ft (325 sq m) of ground-floor office space from Westmarch Estates on a five-year lease at £50,750 pa, equating to £14.50 psf (£156.08 psm), subject to an option to break in year three. 13 car parking spaces were included as part of the transaction. BBGR represented themselves. CB Richard Ellis & Canning O'Neill acted on behalf of Westmarch Estates. Achieved rent confirmed by Nick Nelson at CB Richard Ellis. (CoStar Research 11/01/2010)
	3	Scholar Green Road	Cobra Court, Trafford Park	Manchester	M32 0ZX	01/12/2009	3,500	325	50,750	14.5	156.08	Not Disclosed	Not Disclosed	Not Disclosed	Technologies has taken 3,500 sq ft (325 sq m) of first-floor office space from Westmarch Estates on a five-year lease at £50,750 pa, equating to £14.50 psf (£156.08 psm). 14 car parking spaces were included as part of the transaction. 4Net Technologies represented themselves. CBRE & Canning O'Neill acted on behalf of Westmarch Estates. Achieved rent confirmed by Nick Nelson at CBRE. (CoStar Research 11/01/2010)
		Barton Dock Road	Unit 16 Cobra Court, Trafford Park	Stretford	M32 0ZG	01/12/2011	5,155	479	51,550	10	107.64	64,438	12.5	134.55	Project Kitchens has taken 5,155 sq ft (479 sq m) of office space from an undisclosed landlord on a five year lease at £51,550 pa, equating to £10.00 psf (£107.64 psm). P3 Property Consultants LLP and Jones Lang LaSalle acted on behalf of the landlord. 12 rent-free period was agreed. Project Kitchens was unrepresented. The quoting rent was £64,437.50 pa, equating to £12.50 psf (£134.55 psm). Achieved rent confirmed by Phil Meakin at P3 Property Consultants LLP. (CoStar Research 02/03/2012)
		Ashburton Road West	Unit D1-D3 Broadoak Industrial Park	Trafford Park	M17 1RW	07/08/2008	8,053	748	58,465	7.26	78.15	60,398	7.5	Not Disclosed	May Gurney Group Ltd has taken 8,053 sq ft (748 sq m) of office space within Unit D1 from Bruntwood Estate Ltd on a ten-year lease at £58,500 pa, equating to £7.26 psf (£78.15 psm) with an option to break in year five. Bruntwood Estates Ltd and May Gurney Group Ltd represented themselves. The quoting rent was £60,398 pa, equating to £7.50 psf (£80.73 psm). Achieved rent confirmed by Jon Howell at Bruntwood Estates Ltd. (CoStar Research 18/09/2008)

Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	11/12/2008	4,298	399	62,321	14.5	156.08	62,321	14.5	Not Disclosed	Messenger Group Limited has taken 4,298 sq ft (399.3 sq m) of ground and first floor office space from Magnus Limited on an undisclosed lease term at £62,321 pa, equating to £14.50 psf (£156.08 psm), no rent reviews or options to break disclosed. Magnus Limited acted on behalf of themselves. Messenger Group Limited was unrepresented. The quoting rent was £62,321 pa, equating to £14.50 psf (£153.08 psm). Achieved rent confirmed by Vicki Crompton at Magnus Limited. (CoStar Research 11/12/2008)
	3	Lumsdale Road	Unit 25 Cobra Court	Stretford	M32 OUT	28/03/2011	6,068	564	75,850	12.5	134.55	81,918	13.5	145.31	Excel Europe Ltd has taken 6,068 sq ft (563.73 sq m) of industrial space from an undisclosed landlord on a five year lease at £75,850 pa, equating to £12.50 psf (£134.55 psm). Jones Lang LaSalle and DTZ acted on behalf of landlord. The quoting rent was £81,918 pa, equating to £13.50 psf (£145.31 psm). (CoStar Research 09/08/2011)
Brightgate House		Brightgate Way	Unit 1 Cobra Court	Manchester	M32 0TB	01/02/2011	5,500	511	82,500	15	161.46	Not Disclosed	Not Disclosed	Not Disclosed	Kellogg UK Holding Company Ltd has taken 5,500 sq ft (511 sq m) of ground-floor office space from Naim Developments Ltd on a three-year lease at £82,500 pa, equating to £15.00 psf (£161.46 psm). Incentives were undisclosed. Kellogg UK Holding Company Ltd represented themselves. CB Richard Ellis and King Sturge acted on behalf of Naim Developments Ltd. Achieved rent confirmed by Nicholas Nelson at CB Richard Ellis. (CoStar Research 23/05/2011)
Wetherby House		Lumsdale Road	Cobra Court	Manchester	M32 OUT	17/03/2010	6,105	567	90,000	14.74	158.66	94,628	Not Disclosed	Not Disclosed	MAC Clinical Research Ltd has taken 6,105 sq ft (567 sq m) of office space from Wilton Developments Ltd on a 10 year lease at £90,000 pa, equating to £14.74 psf (£158.68 psm), subject to an option to break in five. King Sturge and WHR Property Consultants acted on behalf of Wilton Developments Ltd. MAC Clinical Research Ltd was unrepresented. Achieved rent confirmed by Claire MacDonald at King Sturge. (CoStar Research 26/04/2010)
Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	13/06/2008	12,000	1,115	144,000	12	129.17	174,000	14.5	156.08	St Vincents Housing Association Ltd has taken the entire 12,000 sq ft (1114.8 sq m) of first-floor office space from Norscot Investments Ltd (part of Targetfollow Estates Ltd) on a 10-year lease at £144,000 pa, equating to £12 psf (£129.17 psm), subject to a rent review in year five and an option to break in year three. Cushman and Wakefield and GVA Grimley Ltd acted on behalf of Norscot Investments Ltd. A 12 months rent-free period was agreed. St Vincents Housing Association Ltd was unrepresented. The quoting rent was £174,000 pa, equating to £14.50 psf (£156.08 psm). Achieved rent confirmed by Evonne McDermott at St Vincents Housing Association Ltd.
Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	01/09/2008	14,000	1,301	168,000	12	129.17	302,018	Not Disclosed	232.21	Hanjin Shipping Co Ltd has taken 14,000 sq ft (1,300.64 sq m) of office space from Targetfollow Group Ltd on a 10-year lease at £168,000 pa, equating to £12.00 psf (£129.17 psm), subject to a rent review and an option to break in year five. Cushman & Wakefield and GVA Grimley Ltd acted on behalf of Targetfollow Group Ltd. An unknown rent-free period was agreed. Hanjin Shipping Co Ltd was unrepresented. Achieved rent confirmed by Tim Dean at Cushman & Wakefield. (CoStar Research 07/10/2008)
Charlton House	687	Chester Road		Old Trafford	M16 0GW	22/03/2010	9,980	927	Not disclosed	Not disclosed	Not disclosed	79,840	8	Not Disclosed	An undisclosed tenant has taken 9,980sq ft (927sq m) of office space on confidential terms. Savills acted on behalf of landlord. The quoting rent was £79,840pa, equating to £8 psf. (CoStar Research 22/03/2010)
Paragon House	48	Seymour Grove		Manchester	M16 0LN	23/11/2009	1,215	113	Not disclosed	Not disclosed	Not disclosed	9,720	8	Not Disclosed	An undisclosed tenant has taken 1,215 sq ft (113 sq m) of part first-floor office space, within paragon House on confidential terms. Bruntwood Estates Ltd, Edwards & Co and P3 Property Consultants LLP acted on behalf of the landlord. The quoting rent was £9,720 pa, equating to £8.00 psf (£86.11 psm). (CoStar Research 18/01/2010)
	100	Talbot Road		Manchester	M16 0PG	01/03/2008	2,037	189	Not disclosed	Not disclosed	Not disclosed	27,500	13.5	145.32	Legal Costs Associates has taken 2,037 sq ft (189 sq m) of ground-floor office space from Colemans-CTTS LLP. King Sturge acted on behalf of Colemans-CTTS LLP. The quoting rent was £27,500 pa, equating to £13.50 psf (£145.31 psm). (CoStar Research 01/05/08)
Atherton House		Talbot Road		Stretford	M16 0PG	01/07/2011	5,163	480	Not disclosed	Not disclosed	Not disclosed	43,886	Not Disclosed	91.5	Clear Law Solutions has taken 5,163 sq ft (479.64 sq m) of fourth floor office space from Wiltons on a three year lease on confidential terms. Jones Lang LaSalle acted and Canning O'Neill on behalf of Wiltons. Unrepresented acted on behalf of Clear Law Solutions were unrepresented. The quoting rent was £43,886 pa, equating to £8.50 psf (£91.49 psm). Deal information by Paul Smith at Jones Lang LaSalle. (CoStar Research 29/11/2011)
	623	Stretford Road		Manchester	M16 0QN	01/12/2011	2,325	216	Not disclosed	Not disclosed	Not disclosed	16,000	6.88	74.07	An undisclosed tenant has taken 2,325 sq ft (215.99 sq m) of office space from an undisclosed landlord on a confidential lease at. The quoting rent was £16,000 pa, equating to £6.88 psf (£74.07 psm). Deal information confirmed by Dictation Solutions. (CoStar Research 05/01/2012)
	532	Stretford Road		Manchester	M16 9AF	01/02/2009	2,724	253	Not disclosed	Not disclosed	Not disclosed	14,500	5.32	Not Disclosed	Lease details confidential. (CoStar Research 26/06/2009)
	473	Chester Road		Stretford	M16 9HF	01/09/2008	164	15	Not disclosed	Not disclosed	Not disclosed	2,500	15.24	164.04	Lease details confidential. (CoStar Research 18/09/2008)
	473	Chester Road		Stretford	M16 9HF	01/09/2008	266	25	Not disclosed	Not disclosed	Not disclosed	4,000	15.04	Not Disclosed	Lease details confidential. (CoStar Research 18/09/2008)
Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	31/10/2011	2,905	270	Not disclosed	Not disclosed	Not disclosed	29,050	10	107.64	An undisclosed tenant has taken 2,905 sq ft (269.87 sq m) of second floor office space within Suite D from Target Follow on a five year lease at a confidential rent, subject to an option to break in year three. Colliers International and Jones Lang LaSalle acted on behalf of Target Follow. The quoting rent was £29,050 pa, equating to £10.00 psf (£107.64 psm). Deal confirmed by Rupert Barron at Colliers International. (CoStar Research 10/11/2011)
Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	24/10/2011	1,078	100	Not disclosed	Not disclosed	Not disclosed	10,780	10	107.64	An undisclosed tenant has taken 1,078 sq ft (100.15 sq m) of second floor office space within Suite A from Target Follow on a five year lease at a confidential rent, subject to an option to break in year three. Colliers International and Jones Lang LaSalle acted on behalf of Target Follow. The tenant was unrepresented. The quoting rent was £10,780 pa, equating to £10.00 psf (£107.64 psm). Deal confirmed by Rupert Barron at Colliers International. (CoStar Research 10/11/2011)
Metropolitan House		Brindley Road	Units 10-30 City Park Business Village	Manchester	M16 9HQ	15/05/2008	2,500	232	Not disclosed	Not disclosed	Not disclosed	36,250	14.5	156.08	The Bankruptcy Protection Fund Ltd has taken 2,500 sq ft (232.3 sq m) of second-floor office space from Norscot Investments Ltd (Part of Targetfollow Estates Ltd) on confidential lease terms. Cushman & Wakefield acted on behalf of Norscot Investments Ltd. The quoting rent was £36,250 pa, equating to £14.50 psf (£156.08 psm). No further information was available at this time.
		Ashburton Road West	Unit C Broadoak Industrial Park	Trafford Park	M17 1RW	07/08/2008	Not disclosed	Not disclosed	Not disclosed	7.04	75.78	35,074	6.5	Not Disclosed	May Gurney Group Ltd has taken 5,396 sq ft (501 sq m) of office space within Unit C4 from Bruntwood Estates Ltd on a ten-year lease at £38,000 pa, equating to £7.04 psf (£75.78 psm), with an option to break in year five. Bruntwood Estates Ltd represented themselves. Reportedly no incentives were agreed. The quoting rent was £35,074 pa, equating to £6.50 psf (£69.97 psm). Achieved rent confirmed by Jon Howell at Bruntwood Estates Ltd. (CoStar Research 20/11/2008)
		Ball Green	Unit 1 Cobra Court, Trafford Park	Manchester	M32 0QT	04/12/2008	7,027	653	Not disclosed	Not disclosed	Not disclosed	105,405	15	161.46	Open Hostings Ltd has taken 7,027 sq ft (652.83 sq m) of ground and first-floor office space from CDP Marshall on confidential lease terms. King Sturge and Cushman & Wakefield acted on behalf of CDP Marshall. No incentives were disclosed. The quoting rent was £105,405 pa, equating to £15 psf (£161.46 psm). (CoStar Research 22/04/2009)
	4	Barton Dock Road	Cobra Court, Trafford Park	Stretford	M32 0QT	01/10/2011	4,009	372	Not disclosed	Not disclosed	Not disclosed	64,438	12.5	173.01	Project Kitchens Ltd has taken 4,009 sq ft (372.45 sq m) of office space from an undisclosed landlord on confidential terms. Jones Lang LaSalle and P3 Property Consultants acted on behalf of the landlord. Project Kitchens Ltd were unrepresented. The quoting rent was £64,438 pa, equating to £12.50 psf (£134.55 psm). Deal information confirmed by Claire Johnson at Jones Lang LaSalle. (CoStar Research 29/03/2012)
Brightgate House		Brightgate Way	Unit 1 Cobra Court	Manchester	M32 0TB	01/05/2008	11,014	1,023	Not disclosed	Not disclosed	Not disclosed	362,885	Not Disclosed	354.65	Murray Metals Group Ltd has taken 11,014 sq ft (1,023 sq m) of first-floor office space from Nairn Developments Ltd on a ten-year lease with an option to break in year five. King Sturge acted on behalf of Nairn Developments Ltd. DTZ represented Murray Metals Group Ltd. (CoStar Research 12/08/2008)
Brightgate House		Barton Dock Road	Cobra Court	Stretford	M32 0TB	01/02/2008	11,014	1,023	Not disclosed	Not disclosed	Not disclosed	181,731	16.5	177.61	Austin Trumanns Group Ltd has taken 11,014 sq ft (1,023 sq m) of 1st-floor office space from London & Oriental. King Sturge acted on behalf of London & Oriental. The quoting rent was £181,731 pa, equating to £16.50 psf (£177.61 psm). (CoStar Research 01/05/08)
		Lumsdale Road	Unit 6 Cobra Court	Manchester	M32 OUT	01/11/2008	5,122	476	Not disclosed	Not disclosed	Not disclosed	76,830	15	Not Disclosed	Mr Choundry has taken 5,122 sq ft (476 sq m) of ground and first-floor office space on confidential terms. King Sturge acted on behalf of the landlord. The quoting rent was £76,830 pa, equating to £15 psf (£161.46 psm). (CoStar Research 24/02/2009)
		Barton Dock Road	Unit 19 Cobra Court	Stretford	M32 0ZG	01/12/2011	6,060	563	Not disclosed	Not disclosed	Not disclosed	81,810	13.5	145.31	An undisclosed purchaser has bought the freehold interest in 6,060 sq ft (563 sq m) of office space for a confidential price. Jones Lang LaSalle and DTZ acted on behalf of the Marshall CDP (vendor). The quoting price was £909,000. (CoStar Research 13/02/2012)
		Blackmore Road	Units 17a-17b Cobra Court, Trafford Park	Stretford	M32 0ZG	01/03/2009	4,068	378	Not disclosed	Not disclosed	Not disclosed	61,020	15	161.46	Rija Group has taken 4,068 sq ft (378 sq m) of office space within Unit 17A from Pinder Fry & Benjamin on confidential terms. King Sturge and Cushman & Wakefield acted on behalf of Pinder Fry & Benjamin. The quoting rent was £61,020 pa, equating to £15 psf (£161.46 psm). (CoStar Research 26/03/2009)
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/02/2011	165	15	Not disclosed	Not disclosed	Not disclosed	4,455	27	290.61	An undisclosed tenant has taken 165 sq ft (15.33 sq m) of ground-floor office space on confidential terms. Magnus Ltd acted on behalf of the landlord. The quoting rent was £4,455 pa, equating to £27 psf (£290.63 psm). (CoStar Research 21/04/2011)

Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/02/2011	298	28	Not disclosed	Not disclosed	Not disclosed	8,046	27	290.68	An undisclosed tenant has taken 298 sq ft (28 sq m) of ground-floor office space on confidential terms. Magnus Ltd acted on behalf of the landlord. The quoting rent was £8,046 pa, equating to £27 psf (£27.68 psm). (CoStar Research 21/04/2011)
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	24/03/2009	1,065	99	Not disclosed	Not disclosed	Not disclosed	15,443	14.5	Not Disclosed	An unnamed tenant has taken 1,065 sq ft (98.94 sq m) of first-floor office space, within Crossford Court from Magnus Ltd on a confidential lease. Magnus Ltd acted on behalf of themselves. No details of the tenants representative were provided. The quoting rent was £15,443 pa, equating to £14.50 psf (£156.08 psm). (CoStar Research 24/03/2009)
Building A-c		Dane Road	Crossford Court	Sale	M33 7BZ	01/03/2009	3,890	361	Not disclosed	Not disclosed	Not disclosed	56,405	14.5	Not Disclosed	An unnamed tenant has taken 3,890 sq ft (361 sq m) of first-floor office space, Building B Crossford Court from Magnus Ltd on a confidential lease. Magnus Ltd acted on behalf of themselves. The quoting rent was £56,405 pa, equating to £14.50 psf (£156.08 psm). (CoStar Research 04/03/2009)
Dunham House		Cross Street		Sale	M33 7HH	05/05/2011	655	61	Not disclosed	Not disclosed	Not disclosed	13,755	21	226.05	An undisclosed tenant has taken 655 sq ft (61 sq m) of office space within Dunham House from Orbit Developments Ltd on confidential terms. Orbit Developments Ltd represented themselves. Jones Lang LaSalle and P3 Property Consultants Lip acted on behalf of Orbit Developments Ltd during the marketing phase. The tenant was unrepresented. The quoting rent was £13,755 pa, equating to £21.00 psf (£266.04 psm). Confirmed by Dean Richards at Orbit Developments Ltd. (CoStar Research 16/08/2011)
Corner House	177	Cross Street		Sale	M33 7JQ	28/07/2008	4,435	412	Not disclosed	15.78	169.86	70,000	15.78	Not Disclosed	Arcus Ltd has taken 4,435 sq ft (412 sq m) of first-floor office space from Property Alliance Group Ltd on a ten-year lease at £70,000 pa, equating to £15.78 psf (£169.86 psm), subject to a rent review and an option to break in year five. Property Alliance Group Ltd and Arcus Ltd represented themselves. The quoting rent was £70,000 pa, equating to £15.78 psf (£169.86 psm). Achieved rent confirmed by Dominic Pozzoni at Property Alliance Group Ltd. (CoStar Research 28/10/2008)
Mayfield House		Danefield Road		Sale	M33 7WR	01/07/2008	400	37	Not disclosed	18	193.75	6,760	Not Disclosed	Not Disclosed	Cape Construction has taken 400 sq ft (37 sq m) of first floor office space from Furnell Electrical Wholesalers Ltd on a one-year license at £7,200 pa, equating to £18 psf (£193.75 psm). Jets Estate Agents acted on behalf of Furnell Electrical Wholesalers Ltd. The quoting rent was £6,760 pa, equating to £10.76 psf (£115.87 psm). Achieved rent confirmed by Stephen Taylor at Jets Estate Agents. (CoStar Research 22/09/2008)
Altrincham Business Park		George Richards Way		Altrincham	WA14 5GJ	01/03/2008	342	32	Not disclosed	Not disclosed	Not disclosed	9,234	27	Not Disclosed	An undisclosed Tenant has taken 342 sq ft (32 sq m) of first-floor office space within suite one on a confidential terms. Magnus Ltd, Canning O'Neill and Savills Commercial acted on behalf of the landlord. The quoting rent was £9,234 pa, equating to £27.00 psf (£290.63 psm). (CoStar Research 14/10/2010)
		Stuart Road	Unit 3 Altrincham Business Park	Altrincham	WA14 5GL	01/07/2011	3,092	287	Not disclosed	Not disclosed	Not disclosed	83,484	27	Not Disclosed	An undisclosed Tenant has taken 3,092 sq ft (287 sq m) of ground-floor office space within suite A on a confidential terms. Magnus Ltd, Canning O'Neill and Savills Commercial acted on behalf of the landlord. The quoting rent was £83,484 pa, equating to £27.00 psf (£290.63 psm). (CoStar Research 14/10/2010)
		Edward Court	Unit 10-12 Altrincham Business Park	Altrincham	WA14 5GL	01/06/2011	492	46	Not disclosed	Not disclosed	Not disclosed	7,134	14.5	Not Disclosed	Lease An undisclosed tenant has taken 492 sq ft (46 sq m) of first-floor office space on confidential terms. Magnus Ltd, Canning O'Neill and Savills Commercial acted on behalf of landlord. The quoting rent was £7,134 pa, equating to £14.50 psf (£156.08 psm). (CoStar Research 08/01/2010)
		Edward Court	Unit 2 Altrincham Business Park	Altrincham	WA14 5GL	15/02/2010	1,500	139	Not disclosed	Not disclosed	Not disclosed	21,750	14.5	Not Disclosed	Lease details confidential. (CoStar Research 06/03/2009)
		Edward Court	Unit 2 Altrincham Business Park	Altrincham	WA14 5GL	01/12/2008	580	54	Not disclosed	Not disclosed	Not disclosed	8,500	14.66	Not Disclosed	An undisclosed tenant has taken 580 sq ft (54 sq m) of first-floor office space, within Mayfield House on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £8,500 pa, equating to £14.65 psf (£157.75 psm). (CoStar Research 29/09/2010)
	7-9	St Georges Court	Altrincham Business Park	Altrincham	WA14 5UA	22/10/2010	165	15	Not disclosed	Not disclosed	Not disclosed	3,360	20.36	Not Disclosed	An undisclosed tenant has taken 165 sq ft (15 sq m) of first floor office space on confidential terms. Jets Estates acted on behalf of landlord. The quoting rent was £3,360 pa, equating to £20.36 psf (£224 psm). (CoStar Research 06/05/2010)
	8	St Georges Court	Altrincham Business Park	Altrincham	WA14 5UA	01/08/2009	641	60	Not disclosed	Not disclosed	Not disclosed	11,958	18.67	Not Disclosed	An undisclosed tenant has taken 641 sq ft (60 sq m) of first-floor office space, suite 2 within 197-201 Manchester Road Timperley on confidential terms. Jets Estate Agents acted on behalf of the landlord. The quoting rent was £11,958 pa, equating to £18.67 psf (£200.96 psm). (CoStar Research 27/01/2010)
	100 - 102a	Higher Road		Manchester	M41 9AP	08/08/2013	830	77	4,997	6.02	64.8	4,997	6.02	64.8	Photostatic Ltd has taken 830 sq ft (77.11 sq m) of ground and first-floor office space on a one-year lease at £5,000 pa, equating to £6.02 psf (£64.84 psm). Roger Hannah & Co acted on behalf of the landlord. Photostatic Ltd was unrepresented. The quoting rent was £5,000 pa, equating to £6.02 psf (£64.84 psm). Achieved rent confirmed by Jackie Blomley at Roger Hannah & Co.
	26	Carrington Road		Manchester	M41 6HX	15/03/2013	2,674	248	Not disclosed	Not disclosed	Not disclosed	12,006	4.49	48.33	An undisclosed tenant has taken 2,674 sq ft (248 sq m) of office space on confidential terms. Jets Estate Agents acted on behalf of the landlord. The quoting rent was £12,000 pa, equating to £4.49 psf (£48 psm). Deal confirmed by Jets Estate Agents.
West Point	501	Chester Road		Manchester	M16 9HU	01/10/2012	3,759	349	28,193	7.5	80.73	28,193	7.5	80.73	Swiscot has taken 3,759 sq ft (349 sq m) of first and sixth-floor office space from Marcol on a five-year lease at £28,200 pa, equating to £7.50 psf (£80.75 psm) along with 10 car parking spaces at £400 per space per annum. Savills & Edwards & Co acted on behalf Marcol. The quoting rent was £28,200 pa, equating to £7.50 psf (£80.75 psm).
West Point	501	Chester Road		Manchester	M16 9HU	01/09/2012	3,385	314	Not disclosed	Not disclosed	Not disclosed	25,388	7.5	80.73	Nestor Primicare Services have taken 3,385 sq ft (314.48 sq m) of fifteenth-floor office space from UBS Global Asset Management on a confidential-year lease. Savills acted on behalf of UBS Global Asset Management. The quoting rent was £25,387.50 pa, equating to £7.50 psf (£80.73 psm). Deal information confirmed by Savills.
Quay House	5	Brindley Road	City Park	Manchester	M16 9UN	17/07/2012	6,782	630	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Midas Klark Teknik have purchased Quay House, to occupy as their North West base.
	60	Talbot Road		Manchester	M16 0PN	01/07/2012	679	63	Not disclosed	Not disclosed	Not disclosed	3,999	5.89	63.4	An undisclosed tenant has taken 679 sq ft (63 sq m) of office space. Thomas Willmax acted on behalf of the landlord. The quoting rent was £3,795.6 pa, equating to £5.89 psf (£60.23 psm). Confirmed by Thomas Willmax.
	56	Talbot Road		Manchester	M16 0PN	01/07/2012	558	52	Not disclosed	Not disclosed	Not disclosed	5,999	10.75	115.72	An undisclosed tenant has taken 558 sq ft (51.83 sq m) of office space. Thomas Willmax acted on behalf of the landlord. The quoting rent was £6,000 pa, equating to £10.75 psf (£115.75 psm). Confirmed by Thomas Willmax.
	220	Higher Road		Manchester	M41 9BH	30/05/2012	3,618	336	18,018	4.98	53.6	20,008	5.53	59.53	The Zone Partnership has taken 3,618 sq ft (336 sq m) of ground and first-floor office space, within 220 Higher Road, from an undisclosed landlord on a five-year lease at £18,000 pa, equating to £4.98 psf (£53.57 psm). TFC acted on behalf of the landlord. The Zone Partnership was unrepresented. The quoting rent was £20,008 pa, equating to £5.53 psf (£185.81 psm).
Atherton House	88 - 92	Talbot Road		Manchester	M16 0GS	01/05/2012	3,523	327	10,569	3	32.29	29,946	8.5	91.49	Rullion Build has taken 3,523 sq ft (327.30 sq m) of third-floor office space from Talbot Road Ltd on a lease at £10,569 pa, equating to £3.00 psf (£32.29 psm). Jones Lang LaSalle acted on behalf of Atherton Road Ltd. Rullion Build were unrepresented. The quoting rent was £29,945.50 pa, equating to £8.50 psf (£914.49 psm). Achieved rent confirmed by Rullion Build.
	94	Withington Road		Manchester	M16 8FA	01/02/2012	250	23	2,016	8.06	86.76	3,445	13.78	148.3	Themis Lawyers have taken 250 sq ft (23.22 sq m) of first-floor office space from Standard & General on a one year lease at £2,016 per annum equating to £8.06 psf (£86.80 psm). Standard & General represented themselves. Themis Lawyers were unrepresented. The quoting rent was £3,445 per annum equating to £13.78 psf (£148.33 psm). Deal information confirmed by Richard Lace at GVA.
	13	Commerce Way		Manchester	M17 1HW	01/05/2012	5,705	530	Not disclosed	Not disclosed	Not disclosed	82,723	14.5	156.08	An undisclosed tenant has taken 5,705 sq ft (530 sq m) of office space over ground and first floor on confidential terms. GVA acted on behalf of the landlord. The quoting rent was £82,723 pa, equating to £14.50 psf (£156.08 psm). Deal confirmed with Richard Lace at GVA.
	9	Commerce Way	Trafford Park	Manchester	M17 1HW	01/03/2012	5,705	530	Not disclosed	Not disclosed	Not disclosed	37,083	6.5	69.97	An undisclosed tenant has taken 5,750 sq ft (530 sq m) of office space on confidential terms. GVA acted on behalf of the landlord. The quoting rent was £37,082 pa, equating to £6.50 psf (£69.97 psm).
The Village		Trafford Park	Olympic Court	Manchester	M17 1AP	01/03/2012	2,456	228	Not disclosed	Not disclosed	Not disclosed	31,805	12.95	139.39	Close Leasing have taken 2,456 sq ft (228.17 sq m) of ground-floor office space from Systems Leasing & Rentals on a confidential lease. Systems Leasing & Rentals represented themselves. Close Leasing were unrepresented. The quoting rent was £31,805 pa, equating to £12.95 psf (£139.39 psm). Deal information confirmed by Joseph Wilshaw at Altus Edwin Hill. (CoStar Research 20/03/2012)
		Mercury Way	Unit 1 Mercury Park	Manchester	M41 2LR	23/08/2012	3,081	286	Not disclosed	Not disclosed	Not disclosed	20,396	6.62	71.26	An undisclosed tenant has taken 3,081 sq ft (286 sq m) of office space within unit 1 on confidential terms. Storeys Edward Symmons Ltd acted on behalf of the landlord. The quoting rent was £20,396 pa, equating to £6.62 psf (£71.31 psm).

Trafford Industrial Deals														
Building	Street No.	Street	Town	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
Unit 1	46a	Willow Tree Road	Altrincham	WA14 2EG	26/03/2008	435	40	3,600	8.28	89.13	3,600	8.28	89.09	An undisclosed tenant has taken 435 sq ft (40.41 sq m) of /workshop space from the landlord on a three-year lease at £3,600 pa, equating to £8.28 psf (£89.13 psm). Thomas Willmax Ltd acted on behalf of the landlord. The tenant was unrepresented. (CoStar Research 22/04/08)
	1-20	Attenburys Lane	Altrincham	WA14 5QE	01/03/2008	1,200	111	3,750	3.13	33.69	8,750	7.29	78.49	An undisclosed tenant has taken 1,200 sq ft (111.48 sq m) of industrial space from the landlord on a three-year lease at £3,750 pa, equating to £3.13 psf (£33.69 psm). Thomas Willmax acted on behalf of the landlord. (CoStar Research 20/03/08)
Unit 3		Hartington Road	Altrincham	WA14 5LX	20/05/2011	5,184	482	4,300	0.83	8.93	Not Disclosed	Not Disclosed	Not Disclosed	Bespoke Glazing has taken 5,184 sq ft (481.61 sq m) of industrial space within Unit 3 from Amstone Developments Ltd on a new lease at £4,300 pa, equating to £0.83 psf (£8.93 psm). Roger Hannah & Co acted on behalf of Amstone Developments Ltd. Bespoke Glazing was unrepresented. Achieved rent confirmed by Roger Hannah & Co.
Oglethorpe Garage		Skelton Road	Altrincham	WA14 1SJ	11/04/2008	650	60	5,750	8.85	95.26	5,750	8.85	95.21	An undisclosed tenant has taken 650 sq ft (60.39 sq m) of /workshop space from the landlord on a one-year lease at £5,750 pa, equating to £8.85 psf (£95.26 psm). Thomas Willmax Ltd acted on behalf of the landlord. The tenant was unrepresented. (CoStar Research 22/04/08)
Rear Of	100	Higher Road	Urmston	M41 9AP	27/07/2010	1,265	118	6,000	4.74	51.02	6,000	4.74	Not Disclosed	Urmston Scaffolding Ltd has taken 1,265 sq ft (118 sq m) of industrial space from a private individual on a one-year lease at £6,000 pa, equating to £4.74 psf (£50.84 psm). Roger Hannah & Co acted on behalf of landlord. Urmston Scaffolding Ltd were unrepresented. The quoting rent was £6,000 pa, equating to £4.74 psf (£50.84 psm). Achieved rent confirmed by Stewart Clark at Roger Hannah & Co. (CoStar Research 08/09/2010)
4 Willan Trading Estate		Waverley Road	Sale	M33 7AY	01/03/2009	1,182	110	6,500	5.50	59.20	7,000	5.92	63.75	Total Water Services Ltd has taken 1,182 sq ft (109.8 sq m) of ground-floor industrial space within unit 4 from Willan Investments Ltd on a three-year lease at £6,500 pa, equating to £5.50 psf (£59.19 psm). No incentives were disclosed. Willan Investments Ltd acted on behalf of themselves. Total Water Services Ltd was unrepresented. The quoting rent was £7,000 pa, equating to £5.92 psf (£63.75 psm). Achieved rent confirmed by Toby Holmes at Willan Investments Ltd. (CoStar Research 21/04/2009)
Bridgewater Centre	7-14	Robson Avenue	Urmston	M41 7TE	01/11/2009	1,328	123	6,640	5.00	53.82	6,640	5.00	Not Disclosed	SCM Advice has taken 1,328 sq ft (123 sq m) of industrial space from Peel Holdings on a three-year lease at £6,640 pa, equating to £5.00 psf (£53.82 psm). SCM Advice represented themselves. Altus Edwin Hill & CB Richard Ellis acted on behalf of Peel Holdings. Altus Edwin Hill successfully completed the transaction. Achieved rent confirmed by Gareth Pierce at CB Richard Ellis. (CoStar Research 02/12/2009)
	99	Flixton Road	Urmston	M41 5BF	01/05/2009	3,000	279	9,600	3.20	34.44	Not Disclosed	Not Disclosed	Not Disclosed	A private individual has taken 3000 sq ft (279 sq m) of industrial space from Mr B Nevins on a three-year lease at £9,600 pa, equating to £3.20 psf (£34.50 psm). 1 Stop Property Shop acted on behalf of Mr B Nevins. The property was originally for sale with a guide price of £150,000. Achieved rent confirmed by Paul Cooper at 1 Stop Property Shop. (CoStar Research 23/07/2009)
Units T&V Lyon Industrial Estate		Atlantic Street	Altrincham	WA14 5DH	26/01/2009	2,454	228	11,043	4.50	48.44	Not Disclosed	Not Disclosed	Not Disclosed	Millennium Supplies has taken 2454 sq ft (227.98 sq m) of industrial space (Unit T) from Industrious Asset Management Ltd on a 5 year lease at £11,043 pa, equating to £4.50 psf (£48.44 psm). Industrious Asset Management Ltd acted on behalf of themselves. A three month rent-free period was agreed. Millennium Supplies was unrepresented. Achieved rent confirmed by Becky Addis at Industrious Asset Management Ltd. (CoStar Research 03/02/2009)
Units 1a-1f Stag Industrial Estate		Atlantic Street	Altrincham	WA14 5DW	01/03/2010	4,813	447	12,000	2.49	26.80	Not Disclosed	Not Disclosed	Not Disclosed	Maxbox has taken 4,813 sq ft of industrial space (unit 1c) from Pace Trustees Ltd on a three-year lease at £12,000 pa, equating to £2.50 psf subject to an option to break at the end of year one. Jones Lang Lasalle acted on behalf of Pace Trustees Ltd. The tenant was unrepresented. Achieved rent confirmed by David Johnson at Jones Lang Lasalle. (CoStar Research 15/06/2010)
Unit C1-c2, Longford Trading Estate		Thomas Street	Stretford	M32 0JT	15/11/2011	6,114	568	12,230	2.00	21.53	21,399	3.50	37.67	Consumables Direct Ltd has taken 6,114 sq ft (568.01 sq m) of industrial space within unit C2 from Millfield Estates Ltd on a two-year lease at £12,230 pa, equating to £2.00 psf (£21.53 psm), there were no rent reviews or options to break. Altus Edwin Hill, Alan McNaughton Independent Property Consultant and Colliers International acted on behalf of Millfield Estates Ltd. Incentives were confidential. Consumables Direct were unrepresented. The quoting rent was £21,399 pa, equating to £3.50 psf (£37.67 psm). Achieved rent confirmed by Joseph Wilshaw at Altus Edwin Hill. (CoStar Research 25/11/2011)
Units R-S Lyon Industrial Estate		Atlantic Street	Altrincham	WA14 5DH	26/02/2010	4,150	386	12,450	3.00	32.29	Not Disclosed	Not Disclosed	Not Disclosed	PAD Logistics Ltd has taken 4,150 sq ft (386 sq m) of industrial space from Industrious Ltd on a five year lease at £12,450 pa, equating to £3.00 psf (£32.29 psm). Sanderson Weatherall and Nolan Redshaw acted on behalf of Industrious Ltd. Industrious also represented themselves. PAD Logistics Ltd was unrepresented. Achieved rent confirmed by Liz O'Neill at Industrious Ltd. (CoStar Research 03/03/2010)
Units R-S Lyon Industrial Estate		Atlantic Street	Altrincham	WA14 5DH	03/09/2008	4,367	406	12,884	2.95	31.75	17,468	4.00	Not Disclosed	Grunt Limited has taken 4,367 sq ft (406 sq m) of industrial space from Industrious Ltd on a three-year lease at £12,884 pa, equating to £2.95 psf (£31.75 psm). Sanderson Weatherall acted on behalf of Industrious Ltd. 3 month's rent-free period was agreed. Grunt Limited was unrepresented. The quoting rent was £17,468 pa, equating to £4.00 psf (£43.05 psm). Achieved rent confirmed by Becky Doughty at Industrious Ltd. (CoStar Research 03/09/2008)
Units T&V Lyon Industrial Estate		Atlantic Street	Altrincham	WA14 5DH	03/08/2008	2,454	228	12,884	5.25	56.51	11,657	4.75	Not Disclosed	Grunt Ltd has taken 2,454 sq ft (227.98 sq m) of industrial space in Unit V from Industrious Ltd on a three-year lease at £12,884 pa, equating to £5.25 psf (£56.51 psm), subject to an option to break at 18 months. Sanderson Weatherall acted on behalf of Industrious Ltd. A three months rent-free period was agreed. Grunt Ltd was unrepresented. The quoting rent was £11,657 pa, equating to £4.75 psf (£51.13 psm). Achieved rent confirmed by Ian Whittaker at Sanderson Weatherall. (CoStar Research 02/09/2008)
Units 1a-1f Stag Industrial Estate		Atlantic Street	Altrincham	WA14 5DW	28/06/2011	2,483	231	13,036	5.25	56.51	13,657	5.50	59.20	Pacific Resources International Ltd has taken 2,483 sq ft (229 sq m) of industrial space from LaSalle Investment Management on a five year lease at £13,036 pa, equating to £5.25 psf (£56.51 psm), subject to an option to break in year three. Jones Lang LaSalle and Matthews & Goodman acted on behalf of LaSalle Investment Management. Three months rent free period was agreed. The tenant was unrepresented. The quoting rent was £13,656.50 pa, equating to £5.50 psf (£59.20 psm). Achieved rent confirmed by Phil Morley at Jones Lang LaSalle. (CoStar Research 04/07/2011)

Units 1a-1f Stag Industrial Estate		Atlantic Street	Altrincham	WA14 5DW	11/11/2010	2,492	232	13,083	5.25	56.51	13,706	5.50	Not Disclosed	Shinearama has taken 2,492 sq ft (232 sq m) of industrial space (unit 1e) from Pace Trustees Ltd on a five-year lease at Â£13,083 pa, equating to Â£5.25 psf (Â£56.51 psm), subject to an option to break in year three. Jones Lang Lasalle acted on behalf of Pace Trustees Ltd. Incentives were agreed, but not disclosed. The tenant was unrepresented. The quoting rent was Â£13,706 pa, equating to Â£5.50 psf (Â£59.20 psm). Achieved rent confirmed by David Johnson at Jones Lang Lasalle. (CoStar Research 11/11/2010)
Units R-S Lyon Industrial Estate		Atlantic Street	Altrincham	WA14 5DH	12/09/2011	4,942	459	14,826	3.00	32.29	14,826	3.00	32.29	Green It Disposal Ltd has taken 4,942 sq ft (459.13 sq m) of unit Q industrial / warehouse space from Industrious Ltd on a three year lease at Â£14,826 pa, equating to Â£3.00 psf (Â£32.29 psm), subject to an annual option to break. Nolan Redshaw acted on behalf of Industrious Ltd. Three months rent free was agreed at the commencement of each year. Green It Disposal Ltd were unrepresented. The quoting rent was Â£14,826 pa, equating to Â£3.00 psf (Â£32.29 psm). Achieved rent confirmed by Liz O'Neill at Industrious Ltd. (CoStar Research 23/09/2011)
Unit 1 - 7a		Britannia Road	Sale	M33 2AA	01/10/2011	3,300	307	14,850	4.50	48.44	5,225	4.75	17.04	An undisclosed tenant has taken 3,300 sq ft (307 sq m) of industrial/warehouse space within Unit 4 from Forward Property Group on a three-year lease at Â£14,850 pa, equating to Â£4.50 psf (Â£48.44 psm). Forward Property Group acted on their own behalf. Achieved rent confirmed by Chris Wright at Forward Property Group. (CoStar Research 23/01/2012)
Units 1-2	2	Dawson Road	Altrincham	WA14 5JP	01/05/2008	2,813	261	15,000	5.33	57.37	15,000	5.33	57.40	An undisclosed tenant has taken 2,813 sq ft of industrial space on a 3 year lease at Â£15,000 pa, equating to Â£5.33 psf (Â£57.37 psm). The tenant was unrepresented. The quoting rent was Â£15,000 pa, equating to Â£5.33 psf (Â£57.37 psm). The achieved rent was confirmed by Tracy Cassie at Thomas Willmax Ltd. (CoStar Research 22/05/08)
	239	Talbot Road	Stretford	M32 0YW	01/07/2011	1,200	111	15,000	12.50	134.55	15,000	12.50	134.55	An undisclosed tenant has taken 1,200 sq ft (111.48 sq m) of ground-floor retail and workshop space within 239 Talbot Road at Â£15,000 pa, equating to Â£12.50 psf (Â£134.55 psm). ABMS Properties acted on behalf of the landlord. The quoting rent was Â£15,000 pa, equating to Â£12.50 psf (Â£134.55 psm). Achieved rent confirmed by Mr H Ash at ABMS Properties. (CoStar Research 08/09/2011)
Unit H1-H3 Altrincham Business Park		Tribune Avenue	Altrincham	WA14 5RX	15/09/2010	3,023	281	15,500	5.13	55.22	Not Disclosed	Not Disclosed	Not Disclosed	Sky Wheels Group Ltd has taken 3,023 sq ft (281 sq m) of industrial space (unit H1) from FREP (Hanover) Ltd on a two and a half-year lease at Â£15,500 pa, equating to Â£5.13 psf (Â£55.19 psm). Three months rent-free period was agreed. Sky Wheels Group Ltd represented themselves. Colliers International and King Sturge were marketing agents for FREP (Hanover) Ltd. Riddelltps Ltd acted on behalf of FREP (Hanover) Ltd and successfully completed the transaction. Achieved rent confirmed by Martin O'Rourke at Riddelltps Ltd. (CoStar Research 04/11/2010)
Units R-S Lyon Industrial Estate		Atlantic Street	Altrincham	WA14 5DH	23/03/2010	5,820	541	15,714	2.70	29.06	Not Disclosed	Not Disclosed	Not Disclosed	J B T Engineering and Consultancy has taken 5,820 sq ft (541 sq m) of (unit K) industrial space from Industrious Ltd on a five year lease at Â£15,714 pa, equating to Â£2.70 psf (Â£29.06 psm). Nolan Redshaw and Industrious acted on behalf of Industrious Ltd. Five months rent-free period was agreed. J B T Engineering and Consultancy was unrepresented. Achieved rent confirmed by Liz O'Neill at Industrious Ltd. (CoStar Research 26/03/2010)
Units 4-6 Oakfield Trading Estate		Oakfield Road	Altrincham	WA15 8EJ	01/05/2011	1,250	116	15,840	12.67	136.38	16,500	13.20	142.08	Cheshire Pet Supplies Ltd has taken 1,250 sq ft (116 sq m) of industrial space within Unit 5 on a three year lease at Â£15,840 pa, equating to Â£12.67 pa (Â£136.40 psm). Robert Pinkus & Co acted on behalf of the landlord. The quoting rent was Â£16,500 pa, equating to Â£13.20 psf (Â£142.08 psm). Achieved rent confirmed by Victoria Staffa at Robert Pinkus & Co. (CoStar Research 15/06/2011)
Units E-F Lyon Industrial Estate		Atlantic Street	Altrincham	WA14 5DJ	24/06/2010	5,014	466	16,000	3.19	34.34	Not Disclosed	Not Disclosed	Not Disclosed	Alchem Industries Ltd has taken 5,014 sq ft (465.82 sq m) of unit E industrial space from Industrious Ltd on a 3 year lease at Â£16,000 pa, equating to Â£3.19 psf (Â£34.35 psm), subject to an option to break in December 2011. Industrious Ltd acted on behalf of themselves. An undisclosed agent acted on behalf of Alchem Industries Ltd. Achieved rent confirmed by Liz O'Neill at Industrious Ltd. (CoStar Research 22/09/2011)
Unit H1-H3 Altrincham Business Park		Tribune Avenue	Altrincham	WA14 5RX	01/11/2008	3,023	281	17,382	5.75	61.89	17,382	5.75	Not Disclosed	DC Security Services Ltd has taken 3,023 sq ft (281 sq m) of industrial space within Unit H2 from Frogmore Property Company Ltd on a six-year lease at Â£17,382, equating to Â£5.75 psf (Â£61.89 psm). King Sturge and Colliers CRE acted on behalf of Frogmore Property Company Ltd. DC Security Services Ltd were unrepresented. The quoting rent was Â£17,382 pa, equating to Â£5.75 psf (Â£61.89 psm). (CoStar Research 11/08/2009)
Industrial Unit		Green Street	Stretford	M32 8ND	01/06/2009	5,919	550	18,000	3.04	32.72	Not Disclosed	Not Disclosed	Not Disclosed	Mr Steve Sharp has taken 5,919 sq ft (550 sq m) of ground and first-floor industrial space from Penningtons Solicitors LLP on a three-year lease at Â£18,000 pa, equating to Â£3.04 psf (Â£32.73 psm), no rent reviews or options to break. WHR Property Consultants acted on behalf of Penningtons Solicitors LLP. Mr Steve Sharp was unrepresented. The quoting rent was undisclosed. Achieved rent confirmed by John Barton at WHR Property Consultants. (CoStar Research 17/07/2009)
Unit 1 - 7a		Britannia Road	Sale	M33 2AA	01/10/2011	4,400	409	19,800	4.50	48.44	5,225	4.75	12.78	An undisclosed tenant has taken 4,400 sq ft (409 sq m) of industrial/warehouse space within Unit 3 from Forward Property Group on a three-year lease at Â£19,800 pa, equating to Â£4.50 psf (Â£48.44 psm). Forward Property Group acted on their own behalf. Achieved rent confirmed by Chris Wright at Forward Property Group. (CoStar Research 23/01/2012)
Units G1-G3 Altrincham Business Park		Tribune Avenue	Altrincham	WA14 5RX	24/05/2010	4,870	452	21,428	4.40	47.36	Not Disclosed	Not Disclosed	Not Disclosed	Omega Precision Ltd has taken 4,870 sq ft (452 sq m) of industrial space (unit G1) from Frogmore Ltd on a 10-year lease at Â£21,428 pa, equating to Â£4.40 psf (Â£47.36 psm), subject to a rent review and an option to break in year five. 10 months rent-free period was agreed. Omega Precision Ltd represented themselves. Colliers International and King Sturge acted on behalf of Frogmore Ltd. Achieved rent confirmed by Andy Backhouse at Colliers International.
Former Motor Transport Workshop		Thomas Street	Stretford	M32 0JT	27/06/2011	4,324	402	24,000	5.55	59.74	16,500	3.82	41.07	Henshaw Roofing Supplies Ltd has taken 4,324 sq ft (402 sq m) of industrial space from National Grid Property Holdings on a five-year lease at Â£24,000 pa, equating to Â£5.55 psf (Â£59.74 psm). Buckingham's acted on behalf of National Grid Property Holdings. Six months rent-free period was agreed. The tenant was unrepresented. Achieved rent confirmed by Sian Sutherland at Buckingham's. (CoStar Research 01/07/2011)
Blue Chip Business Park		Atlantic Street	Altrincham	WA14 5DD	01/04/2008	6,906	642	24,240	3.51	37.78	Not Disclosed	Not Disclosed	Not Disclosed	J Davidson Ltd has taken 18,359 sq ft (1,706 sq m) of industrial space within Units 9, 10 and 11 from Stocks (Manchester) Ltd on a five-year lease at Â£24,240 pa, equating to Â£3.51 psf (Â£37.78 psm). Altus Edwin Hill acted on behalf of Stocks (Manchester) Ltd. J Davidson Ltd were unrepresented. Achieved rent confirmed by Joseph Willshaw at Altus Edwin Hill. (CoStar Research 16/09/2008)
Unit 2 Pacific Court		Pacific Road	Altrincham	WA14 5BJ	01/06/2008	4,619	429	25,000	5.41	58.23	25,000	5.41	58.26	An undisclosed tenant has taken 4,619 sq ft (429.12 sq m) of industrial space from the landlord for Â£25,000 pa, equating to Â£5.41 psf (Â£58.23 psm). WT Gunson and Thomas Willmax Ltd acted on behalf of the landlord. (CoStar Research 13/06/08)

Units R-S Lyon Industrial Estate		Atlantic Street	Altrincham	WA14 5DH	13/06/2011	9,900	920	25,000	2.53	27.23	29,700	3.00	32.29	Oakleigh Cabinets Ltd has taken 9,900 sq ft (919.74 sq m) of units R & S industrial space from Industrious Ltd on a ten year lease at Â£18,500 pa, equating to Â£1.87 psf (Â£20.11 psm) in years one and two, rising to Â£25,000 pa, equating to Â£2.52 psf (Â£27.18 psm) in year three and to Â£29,700 pa, equating to Â£3.00 psf (Â£32.29 psm) in years four and five. Nolan Redshaw and Sanderson Weatherall acted on behalf of Industrious Ltd. Oakleigh Cabinets Ltd was unrepresented. The quoting rent was Â£29,700 pa, equating to Â£3.00 psf (Â£32.29 psm). Achieved rent confirmed by Liz O'Neill at Industrious Ltd. (CoStar Research 21/06/2011 )
Park Road Estate		Park Road	Altrincham	WA14 5QH	17/03/2011	2,737	254	25,000	9.13	98.28	Not Disclosed	Not Disclosed	Not Disclosed	Dale Acquisitions has taken 2,737 sq ft (254.28 sq m) of industrial space on a three year lease at Â£25,000 pa, equating to Â£9.13 psf (Â£98.32 psm). Deal confirmed by Roger Hannah & Co.
Units R-S Lyon Industrial Estate		Atlantic Street	Altrincham	WA14 5DH	28/05/2010	8,734	811	26,202	3.00	32.29	26,202	3.00	Not Disclosed	SeaDec Ltd has taken 8,734 sq ft (811 sq m) of (unit L & M) industrial space from Industrious Ltd on a five year lease at Â£26,202 pa, equating to Â£3 psf (Â£32.29 psm). Nolan Redshaw and Sanderson Weatherall acted on behalf of Industrious. Three months rent-free period was agreed. SeaDec Ltd was unrepresented. The quoting rent was Â£26,202 pa, equating to Â£3 psf (Â£32.29 psm). Achieved rent confirmed by Liz O'Neill at Industrious Ltd. (CoStar Research 01/06/2010 )
Units E-F Lyon Industrial Estate		Atlantic Street	Altrincham	WA14 5DJ	24/06/2010	8,776	815	28,000	3.19	34.34	Not Disclosed	Not Disclosed	Not Disclosed	Chadwick Textiles Ltd has taken 8776 sq ft (815 sq m) of unit F industrial space from Industrious Ltd on a three year lease at Â£28,000 pa, equating to Â£3.19 psf (Â£34.34 psm). Industrious Ltd acted on behalf of themselves. Achieved rent confirmed by Liz O'Neill at Industrious Ltd. (CoStar Research 21/07/2011 )
Unit 4 Blue Chip Business Park		Atlantic Street	Altrincham	WA14 5DD	01/07/2008	6,676	620	29,000	4.34	46.72	Not Disclosed	Not Disclosed	Not Disclosed	Osborne Removals has taken 6,676 sq ft (620 sq m) of industrial space from Stocks (Manchester) Ltd on a five-year lease at Â£29,000 pa, equating to Â£4.34 psf (Â£46.76 psm). Altus Edwin Hill acted on behalf of Stocks (Manchester) Ltd. Osborne Removals were unrepresented. Achieved rent confirmed by Joseph Willshaw at Altus Edwin Hill. (CoStar Research 16/09/2008 )
Altrincham Business Park		Hanover Road	Altrincham	WA14 5TL	01/12/2010	6,000	557	30,000	5	53.82	30,000	5	Not Disclosed	An undisclosed tenant has taken 6,000 sq ft (557 sq m) of industrial space on confidential terms. King Sturge acted on behalf of landlord. The quoting rent was Â£30,000 pa, equating to Â£5.00 psf (Â£53.82 psm). (CoStar Research 27/01/2011 )
Altrincham Business Park		Stuart Road	Altrincham	WA14 5GR	30/09/2008	7,008	651	45,552	6.5	69.97	47,304	6.75	72.66	Work Inc Ltd has taken 7,008 sq ft (651 sq m) of ground-floor industrial space within Unit A2 from Frogmore Real Estate Partners Lp on a five-year lease at Â£45,552 pa, equating to Â£6.50 psf (Â£69.97 psm). Colliers CRE and King Sturge acted on behalf of Frogmore Real Estate Partners Lp. A 12 months rent-free period was agreed. Cushman & Wakefield acted on behalf of Work Inc Ltd. The quoting rent was Â£47,304 pa, equating to Â£6.75 psf (Â£72.66 psm). Achieved rent confirmed by Tristan Wooller at Cushman & Wakefield. (CoStar Research 17/09/2008 )
Blue Chip Business Park		Atlantic Street	Altrincham	WA14 5DD	01/09/2008	26,906	2,500	80,718	3	32.29	79,373	2.95	Not Disclosed	U-Store-It Ltd has taken 26,906 sq ft (2,500 sq m) of industrial space within Unit 6 from Stocks (Manchester) Ltd on a ten-year lease at Â£80,718 pa, equating to Â£3 psf (Â£32.29 psm). Altus Edwin Hill acted on behalf of Stocks (Manchester) Ltd. U-Store-It Ltd were unrepresented. The quoting rent was Â£79,373 pa, equating to Â£2.95 psf (Â£1331.75 psm). Achieved rent confirmed by Joseph Willshaw at Altus Edwin Hill. (CoStar Research 16/09/2008 )
Altrincham Business Park		Stuart Road	Altrincham	WA14 5GR	22/11/2010	18,000	1,672	108,000	6	64.58	Not Disclosed	Not Disclosed	Not Disclosed	Hydratron Ltd has taken 18,000 sq ft (1,672 sq m) of industrial space (unit A1) from Frogmore Ltd on a 10-year lease at Â£108,000 pa, equating to Â£6.00 psf (Â£64.58 psm). Hydratron Ltd represented themselves. Colliers International and King Sturge acted on behalf of Frogmore Ltd. Achieved rent confirmed by Andy Backhouse at Colliers International. (CoStar Research 06/12/2010 )
High Bay Warehouse		George Richards Way	Altrincham	WA14 5GR	01/08/2010	44,000	4,088	217,800	4.95	53.28	198,000	4.5	Not Disclosed	International Logistics Group has taken 44,000 sq ft (4,088 sq m) of industrial space from Swift Developments on a six-year lease at Â£217,800 pa, equating to Â£4.95 psf (Â£53.28 psm), subject to a rent review in year three. Regional Property Solutions Ltd and TFC acted on behalf of Swift Developments. BNP Paribas Real Estate UK acted on behalf of International Logistics Group. The quoting rent was Â£193,500 pa, equating to Â£4.50 psf (Â£48.44 psm). Achieved rent confirmed by Daniel Lee at Regional Property Solutions Ltd. (CoStar Research 02/11/2010 )
Oglethorpe Garage		Skelton Road	Altrincham	WA14 1SJ	01/04/2010	650	60	Not disclosed	Not disclosed	Not disclosed	5,750	8.85	95.21	An undisclosed tenant has taken 650 sq ft (60.39 sq m) of ground-floor workshop/storage space on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was Â£5,750 pa, equating to Â£8.85 psf (Â£95.22 psm). (CoStar Research 01/04/2010 )
Cheshire Metalcraft Ltd		Skelton Road	Altrincham	WA14 1SJ	01/11/2008	1,850	172	Not disclosed	Not disclosed	Not disclosed	15,000	8.11	Not Disclosed	Lease details confidential. (CoStar Research 24/11/2008 )
Units 3a-3f Stag Industrial Estate		Atlantic Street	Altrincham	WA14 5DW	25/09/2011	2,493	232	Not disclosed	Not disclosed	Not disclosed	13,712	5.5	59.2	An undisclosed tenant has taken 2,493 sq ft (231.61 sq m) of industrial space within unit 3B on confidential terms. matthews & Goodman acted on behalf of landlord. The quoting rent was Â£13,712 pa, equating to Â£5.50 psf (Â£59.20 psm). (CoStar Research 03/10/2011 )
Unit C & J Altrincham Business Park		Stuart Road	Altrincham	WA14 5GJ	08/04/2010	6,181	574	Not disclosed	Not disclosed	Not disclosed	32,450	5.25	Not Disclosed	An undisclosed tenant has taken 6,181 sq ft (574 sq m) of office space on confidential terms. Colliers CRE acted on behalf of landlord. The quoting rent was Â£32,450 pa, equating to Â£5.25 psf. (CoStar Research 08/04/2010 )
High Bay Warehouse		George Richards Way	Altrincham	WA14 5GR	27/08/2010	53,500	4,970	Not disclosed	Not disclosed	Not disclosed	240,750	4.5	Not Disclosed	IGS Global Logistics Ltd has taken 53,500 sq ft (4,970 sq m) of ground-floor industrial/warehouse space, within the High Bay Warehouse on George Richards Way in Altrincham, from Swift Developments Ltd on a three -year lease on confidential terms, outside the landlord & tenant act. TFC and Regional Property Solutions Ltd acted on behalf of Swift Developments Ltd. IGS Global Logistics Ltd was represented by BNP Paribas Real Estate UK. The quoting rent was Â£240,750 pa, equating to Â£4.50 psf (Â£48.44 psm). (CoStar Research 15/09/2010 )
Altrincham Business Park		Tudor Road	Altrincham	WA14 5RX	24/11/2011	6,558	609	Not disclosed	Not disclosed	Not disclosed	36,069	Not Disclosed	59.2	An undisclosed tenant has taken 6,558 sq ft ( 609 sq m) of industrial space within unit D3 from Frogmore properties Ltd. Jones Lang LaSalle and Colliers International were marketing the property however the deal was completed directly with the landlord. (CoStar Research 24/01/2012 )
Unit H1-H3 Altrincham Business Park		Tribune Avenue	Altrincham	WA14 5RX	01/02/2009	3,006	279	Not disclosed	Not disclosed	Not disclosed	17,886	5.95	64.11	A confidential tenant has taken 3,006 sq ft (279 sq m) of ground-floor industrial space within unit H2 on confidential lease terms. Colliers CRE and King Sturge acted on behalf of the landlord. The quoting rent was Â£17,886pa, equating to Â£5.95 psf (Â£64.05 psm). (CoStar Research 18/02/2009 )
Unit A Altrincham Business Park		Tudor Road	Altrincham	WA14 5RZ	01/12/2008	9,048	841	Not disclosed	Not disclosed	Not disclosed	30,000	3.32	Not Disclosed	An undisclosed tenant has taken 9,048 sq ft (840.57 sq m) of industrial space within unit B on confidential terms. Roger Hannah & Co acted on behalf of landlord. The quoting rent was Â£30,000 pa, equating to Â£3.32 psf (Â£35.69 psm). (CoStar Research 01/10/2009 )
Unit 5 Oakfield Trading Estate		Oakfield Road	Altrincham	WA15 8EJ	01/07/2008	1,250	116	Not disclosed	Not disclosed	Not disclosed	15,000	12	129.17	An Undisclosed tenant has taken 1,250 sq ft (116 sq m) of industrial space on confidential terms. Robert Pinkus & Co Ltd acted on behalf of the landlord. The quoting rent was Â£15,000 pa, equating to Â£12 psf (Â£129.17 psm). (CoStar Research 17/07/2008 )

	176	Washway Road	Sale	M33 6RH	01/11/2008	2,617	243	Not disclosed	Not disclosed	Not disclosed	9,900	3.78	Not Disclosed	Lease details confidential. (CoStar Research 10/11/2008 )
Sale Motorway Estate		Booth Road	Sale	M33 7JS	01/12/2011	9,000	836	Not disclosed	Not disclosed	Not disclosed	27,000	3	32.29	An undisclosed agent has taken 9,000 sq ft (836.13 sq m) of industrial space within unit 6 from Mr John Pettiner on a confidential lease. Mr John Pettiner represented himself. The quoting rent was £27,000 pa, equating to £3.00 psf (£32.29 psm). Deal information confirmed by Mr John Pettiner. (CoStar Research 11/01/2012 )
Unit D1-d3, Longford Trading Estate		Thomas Street	Stretford	M32 0JT	01/07/2008	12,463	1,158	Not disclosed	Not disclosed	Not disclosed	49,852	4	Not Disclosed	Lease details confidential. (CoStar Research 30/07/2008 )
Unit D1-d3, Longford Trading Estate		Thomas Street	Stretford	M32 0JT	01/07/2008	4,365	406	Not disclosed	Not disclosed	Not disclosed	18,551	4.25	Not Disclosed	Lease details confidential. (CoStar Research 30/07/2008 )
Bridgewater Centre	7-14	Robson Avenue	Urmston	M41 7TE	01/05/2011	2,745	255	Not disclosed	Not disclosed	Not disclosed	16,470	6	64.58	An undisclosed tenant has taken 2,745 sq ft (255 sq m) of industrial space within Unit 8 on confidential terms. CB Richard Ellis along with Altus Edwin Hill acted on behalf of the landlord during the marketing phase. The terms were agreed directly between the landlord and tenant. The quoting rent was £16,470 pa, equating to £6.00 psf (£64.58 psm). (CoStar Research 15/08/2011 )
	52	Higher Road	Urmston	M41 9AP	05/11/2009	4,400	409	Not disclosed	Not disclosed	Not disclosed	21,000	4.77	Not Disclosed	An undisclosed tenant has taken 4,400 sq ft (408.76 sq m) of ground and first-floor warehouse/office space on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £21,000 pa, equating to £4.77 psf (£51.37 psm). (CoStar Research 05/11/2009 )



**Retail  
Altrincham**

Building	Street No.	Street	Locality	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
Stamford Quarter Shopping Precinct		George Street	Altrincham	WA14 1SF	31/05/2011	160	15	5,200	32.5	349.83	6,000	37.5	403.77	The Vintage Bakery has taken 160 sq ft (14.86 sq m) of retail space from the Stamford Quarter Shopping Centre on a three year lease at £5,200 pa, equating to £32.50 psf (£349.83 psm), subject to a break at 18 months. Jones Lang Lasalle acted as the LPA Receiver. Savills Commercial acted on behalf of Jones Lang Lasalle. The Vintage Bakery was unrepresented. The quoting rent was £6,000 pa, equating to £37.50 psf (£403.65 psm). Achieved rent confirmed by Mike
Stamford Quarter Shopping Precinct		George Street	Altrincham	WA14 1SF	09/05/2011	160	15	5,200	32.5	349.83	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 160 sq ft (15 sq m) of retail high street space on confidential terms. Savills Commercial acted on behalf of landlord. The quoting rent was £6,000 pa, equating to £37.50 psf (£4000 psm).(Agent Phone Call 13/05/2011 Mike Knowles@ Savills confirmed short term letting via phone)
	5-19	Denmark Street	Altrincham	WA14 1DW	01/10/2011	484	45	6,000	12.4	133.47	6,000	Not Disclosed	133.42	An undisclosed tenant has taken 484 sq ft (44 sq m) of retail space within unit 19 Denmark Street space from Derwent Holdings Ltd on a confidential term at £6,000 pa. Stratos PDI acted on behalf of Derwent Holdings Ltd. The quoting rent was £6,000 pa. Details confirmed by Graeme Wood at Stratod PDI. (CoStar Research 31/10/2011)
	2	Peter Street	Altrincham	WA14 2DS	10/04/2009	555	52	7,000	12.61	135.73	9,000	16.22	Not Disclosed	An undisclosed tenant has taken 555 sq ft (51.56 sq m) of retail space on a fifteen-year lease at £7,000 pa, equating to £12.61 psf (£135.76 psm). Thomas Willmax Ltd and Madison Commercial acted on behalf of landlord. A two months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £9,000 pa, equating to £16.22 psf (£174.59 psm). Achieved rent confirmed by Martin Stringer at Madison Commercial. (CoStar Research 16/04/2009)
	26	Shaws Road	Altrincham	WA14 1QU	21/10/2011	762	71	10,000	13.12	141.22	12,000	15.75	169.52	Inside Film Ltd has taken 762 sq ft (70.79 sq m) of retail space from Cheshire Homes on a six year lease at £10,000 pa, subject to a rent review in year three and an option to break in years one and three. Cheshire Homes acted on behalf of themselves. Three months rent-free period was agreed. Inside Film Ltd was unrepresented. The quoting rent was £12,000 pa. Achieved rent confirmed by Gary Angold at Cheshire Homes. (CoStar Research 28/10/2011)
	24	Shaws Road	Altrincham	WA14 1QU	01/07/2011	669	62	10,000	14.95	160.92	14,000	20.93	225.26	An undisclosed tenant has taken 669 sq ft (62.15 sq m) of retail space within 24 Shaws Road on a five year lease at £10,000 pa, equating to £14.95 psf (£160.90 psm), subject to an option to break in year 2013. Tushingham Moore and Cheshire Homes acted on behalf of the landlord. A three month rent-free period was agreed. The quoting rent was £14,000 pa, equating to £20.93 psf (£225.25 psm). Achieved rent confirmed by Kerry Adderton at Tushingham
	18-18a	Ashley Road	Altrincham	WA14 2DW	01/03/2011	1,216	113	10,000	8.22	88.48	10,000	8.22	88.52	An undisclosed tenant has taken 1,216 sq ft (113 sq m) of ground-floor retail space on a three-year lease at £10,000 pa, equating to £8.22 psf (£88.52 psm). Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £10,000 pa, equating to £8.22 psf (£88.52 psm). (CoStar Research 15/04/2011)
		Lloyd Street	Altrincham	WA14 2SU	01/04/2011	1,100	102	10,000	9.09	97.84	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 1,100 sq ft (102 sq m) of retail space within Unit 1 on a lease at £10,000 pa. David Menzies Associates acted on behalf of landlord. Confirmed by Nicholas Mezies at David Menzies Associates. (CoStar Research 28/04/2011)
	138	Moss Lane	Altrincham	WA15 8AN	07/02/2008	710	66	10,500	14.79	159.2	12,500	17.61	189.51	An undisclosed tenant has taken 710 sq ft (66 sq m) of retail space on a 6-year lease at £10,500 pa, with an undisclosed Zone A rental. Thomas Willmax Ltd acted on behalf of the landlord. Achieved rent confirmed by Tracy Casey at Thomas Willmax Ltd. (Costar Research 14/02/08)
	1-5	The Downs	Altrincham	WA14 2QD	01/04/2010	688	64	11,503	16.72	179.97	11,503	16.72	179.96	Granite Transformations Ltd has taken 688 sq ft (64 sq m) of ground-floor retail space, 7 The Downs in Altrincham, from Willan Developments Ltd on a five-year lease on confidential terms. Willan Investments Ltd & Thomas Willmax Ltd acted on behalf of Willan Developments Ltd. Granite Transformations Ltd was unrepresented. The quoting rent was £11,500 pa, equating to £16.71 psf (£179.92 psm). (CoStar Research 22/04/2010)
	24	Shaws Road	Altrincham	WA14 1QU	01/03/2008	440	41	12,000	27.27	293.53	Not Disclosed	Not Disclosed	Not Disclosed	Snip Snap has taken 440 sq ft (41 sq m) of retail space on a 9-year lease at £12,000 pa, subject to a rent review and an option to break in year 3. A 3 months rent-free period was agreed. Cheshire Homes acted on behalf of the landlord. (Costar Research 12/03/08)
	56	Greenwood Street	Altrincham	WA14 1RZ	01/04/2011	860	80	12,000	13.95	150.16	12,000	13.95	150.19	John & Alison Gleave trading as Lasting Memories by Alison has taken 860 sq ft (80 sq m) of ground-floor retail space from a private pension fund on a five-year lease at £12,000 pa, equating to £28 psf Zone A (£301.40 psm Zone A), subject to a tenant option to break in year two. Regional Property Solutions Ltd acted on behalf of the landlord. One month rent-free period was agreed. John & Alison Gleave trading as Lasting Memories by Alison were unrepresented. Achieved
	138	Moss Lane	Altrincham	WA15 8AN	01/03/2008	710	66	12,000	16.9	181.91	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 710 sq ft (65.96 sq m) of retail space from the landlord on confidential terms, for £12,500 pa. Thomas Willmax Ltd acted on behalf of the landlord. (Costar Research 04/06/08)
	22	Shaws Road	Altrincham	WA14 1QU	01/03/2009	840	78	14,000	16.67	179.44	14,000	16.67	179.4	Debbie Moore has taken 840 sq ft (78.04 sq m) of retail space from Cheshire Homes on a nine-year lease at £14,000 pa, equating to £16.67 psf (£179.40 psm). Tushingham Moore acted on behalf of Cheshire Homes. A three months rent-free period was agreed. Keoghs Solicitors acted on behalf of Debbie Moore. The quoting rent was £14,000 pa, equating to £16.67 psf (£179.40 psm). Achieved rent confirmed by Gary Angold at Cheshire Homes.
	2	Lloyd Street	Altrincham	WA14 2DE	01/08/2009	1,648	153	14,000	8.5	91.49	15,000	9.1	Not Disclosed	An undisclosed tenant has taken 1,647.54 sq ft (153.06 sq m) of retail space on confidential terms. Ian Macklin & Co acted on behalf of the landlord. The quoting rent was £15,000 pa, equating to £9.10 psf (£98.00 psm). (CoStar Research 15/10/2009)
	39-41	Railway Street	Altrincham	WA14 2RQ	01/12/2010	1,272	118	14,800	Not disclosed	Not disclosed	24,000	Not Disclosed	Not Disclosed	Baby Play (UK) Limited has taken 1,272 sq ft (118 sq m) of ground-floor retail space from Capital Properties (N.W) Limited on a five-year stepped rental lease at an average rent of £14,800 pa. Regional Property Solutions Ltd acted on behalf of Capital Properties (N.W) Limited. A three month rent-free period was agreed. Baby Play (UK) Limited was unrepresented. The quoting rent was £24,000 pa. Achieved rent confirmed by Daniel Lee at Regional Property Solutions Ltd. (CoStar
	12	Lloyd Street	Altrincham	WA14 2DE	01/09/2009	1,550	144	15,000	9.68	104.2	15,000	9.68	Not Disclosed	Nirvana Head Shops Ltd has taken 1,550 sq ft (144 sq m) of retail space space on a three year lease at £15,000 sq ft, equating to £9.68 psf (£104.17). Regional Property Solutions acted on behalf of the landlord. A three months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £3,268 sq ft, equating to £19.00 psf (£204.51). Achieved rent confirmed by Laura Kavanagh at Magnus Ltd. (CoStar Research 08/01/2010)
	14	The Downs	Altrincham	WA14 2PU	01/02/2010	1,799	167	16,000	8.89	95.69	Not Disclosed	Not Disclosed	Not Disclosed	La Boutique Ltd has taken 1,799 sq ft (167 sq m) of retail space on a five-year lease at £16,000 pa, equating to £8.89 psf (£95.73 psm), subject to an option to break after two years and three months. Three months rent-free period was agreed. La Boutique Ltd represented themselves. Daniel Harris & Co acted on behalf of the landlord. Achieved rent confirmed by Jackie Lee-Kersh at Daniel Harris & Co. (CoStar Research 12/02/2010)
	56	Greenwood Street	Altrincham	WA14 1RZ	01/02/2009	800	74	16,500	20.63	222.06	16,500	Not Disclosed	Not Disclosed	Self Video Ltd has taken 800 sq ft (74 sq m) of retail space on assignment of an existing lease expiring in September 2016 at a passing rent of £ 16,500 pa, equating to £ 20.63 psf (£222 psm). 24 Self Video Ltd was unrepresented. Russell Lewis & Co is the current landlord of the property and represented themselves. (CoStar Research 08/05/2009)
	8-10	Oxford Road	Altrincham	WA14 2DY	19/09/2008	550	51	16,500	30	322.92	16,500	30	322.9	An undisclosed tenant has taken 550 sq ft (51 sq m) of retail space on a three-year lease at £16,500 pa, equating to £30 psf (£322.92 psm). A two months rent-free period was agreed. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £16,500 pa, equating to £30 psf (£322.92 psm). Achieved rent confirmed by Hillary Clode at Thomas Willmax Ltd.
	80	Stamford New Road	Altrincham	WA14 1BS	29/01/2010	2,053	191	17,500	8.52	91.71	26,500	12.91	Not Disclosed	Taylor's Dry Cleaners has taken 2,053 sq ft (190.72 sq m) of retail space on a five-year lease at £17,500 pa, equating to £8.52 psf (£91.75 psm). Savills Commercial acted on behalf of landlord. Six months rent-free period was agreed. Taylor's Dry Cleaners was unrepresented. The quoting rent was £26,500 pa, equating to £12.90 psf (£138.94 psm). Achieved rent confirmed by Mike Knowles at Savills Commercial. (CoStar Research 19/02/2010)
	19	Stamford New Road	Altrincham	WA14 1BN	04/06/2008	1,120	104	22,000	19.64	211.4	22,000	19.64	211.44	An undisclosed tenant has taken 1,120 sq ft (104 sq m) of retail space on a ten-year lease at £22,000 pa, with a Zone A rental value of £19.64 psf with an option to break in year five. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £22,000 pa. Achieved rent confirmed by Hillary Clode at Thomas Willmax Ltd.
	70	Stamford New Road	Altrincham	WA14 1EE	12/01/2009	1,585	147	22,500	14.2	152.85	26,000	16.4	176.57	Dominio's Pizza Group Ltd has taken 1,585 sq ft (147.25 sq m) of ground-floor retail space from Whitefields Investments Ltd (Part of Propinvest) on a confidential lease term at £22,500 pa, equating to £14.20 psf (£152.80 psm). Cheetham & Mortimer acted on behalf of Whitefields Investments Ltd (Part of Propinvest). Domino's Pizza Group Ltd was unrepresented. The quoting rent was £26,000 pa, equating to £14.20 psf (£176.57 psm). Achieved rent confirmed by Suzi
Stamford Quarter Shopping Precinct		George Street	Altrincham	WA14 1SF	11/10/2010	1,404	130	24,000	17.09	183.96	Not Disclosed	Not Disclosed	Not Disclosed	Randall's Jewellery has taken 1,404 sq ft (130.44 sq m) of retail space (unit 16) from Stenham Property Ltd and Park Lane Property Developments Co on a five-year lease at £24,000 pa, equating to £17.09 psf (£184 psm), subject to an option to break in year two. Savills Commercial acted on behalf of Stenham Property Ltd and Park Lane Property Developments Co. Randall's Jewellery was unrepresented. Achieved rent confirmed by Simon Marshall at Savills Commercial
	42-44	Railway Street	Altrincham	WA14 2RE	01/12/2010	1,330	124	24,000	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Mr Mear has taken 1,330 sq ft (123.6 sq m) of ground-floor retail space from Mr Halpein on a 15-year lease at £24,000 pa, reflecting a zone A rental of £20, subject to a five yearly rent review. There are no lease breaks. Regional Property Solutions acted on behalf of Mr Halpein. A six month rent-free period was agreed. Mr Mear was unrepresented. Achieved rent confirmed by Charles Murray at Regional Property Solutions. (CoStar Research 13/01/2011)
	64	George Street	Altrincham	WA14 1RF	17/10/2011	630	59	25,000	39.68	427.12	45,000	Not Disclosed	768.84	The Money Shop has taken 630 sq ft (58 sq m) of retail space on a 10-year lease at £25,000 pa. Fifield Glyn acted on behalf of the landlord. Achieved rent confirmed by Richard Smith at Fifield Glyn. (CoStar Research 18/10/2011)

Stamford Quarter Shopping Precinct		George Street	Altrincham	WA14 1SF	15/10/2010	1,373	128	27,500	20.03	215.6	Not Disclosed	Not Disclosed	Not Disclosed	Grainger Games has taken 1675 sq ft (156 sq m) of ground-floor retail space from David Brooke & Co on a ten-year lease at £27500 pa, equating to £20.00 psf (£215.59 psm), subject to a rent review and an option to break in year five. Savills acted on behalf of David Brooke & Co. 12 months rent-free period was agreed. Jones Lang Lasalle acted on behalf of Grainger Games. Achieved rent confirmed by Mike Knowles at Savills Commercial. (CoStar Research 17/02/2011)
	66	George Street	Altrincham	WA14 1RF	01/11/2008	2,376	221	35,000	14.73	158.55	35,000	14.73	158.56	Concept Retail Ltd has taken 2,376 sq ft (220.74 sq m) of retail space from Andrew Snowden on a 10-year lease at £35,000 pa, equating to £14.73 psf (£158.56 psm), subject to a rent review and an option to break in year five. Cushman & Wakefield acted on behalf of Andrew Snowden. A confidential months rent-free period was agreed. Concept Retail Ltd was unrepresented. The quoting rent was £35,000 pa, equating to £14.73 psf (£158.56 psm). Achieved rent
Stamford Quarter Shopping Precinct		George Street	Altrincham	WA14 1SF	26/10/2010	1,235	115	46,800	37.89	407.85	Not Disclosed	Not Disclosed	Not Disclosed	Past Times has taken 1,235 sq ft (114.74 sq m) of retail space (no. 18) from Stenham Property Ltd and Park Lane Property Development Co on a one-year lease at £46,800 pa, equating to £900 per week. Savills Commercial acted on behalf of Park Lane Property Development Co and Stenham Property Ltd. Twentyretail acted on behalf of Past Times. Achieved rent confirmed by Simon Marshall at Savills Commercial. (CoStar Research 26/10/2010)
Stamford Quarter Shopping Precinct		George Street	Altrincham	WA14 1SF	26/01/2011	2,759	256	50,000	18.12	195.04	Not Disclosed	Not Disclosed	Not Disclosed	Costa Coffee Ltd has taken 2,759 sq ft (256 sq m) of ground-floor and mezzanine level retail space within 28 George Street from Derebrook Limited and Brookwest Developments Limited on a ten-year lease at £50,000 pa, equating to £18.12 psf (£195.08 psm). Savills Commercial acted on behalf of Derebrook Limited and Brookwest Developments Limited. Legat Owen acted on behalf of Costa Coffee Ltd. Achieved rent confirmed by Dan Oliver at Legat Owen
	204-208	Ashley Road	Altrincham	WA15 9SN	16/10/2009	5,957	553	80,000	13.43	144.56	80,000	13.43	Not Disclosed	Sainsburys Supermarkets Ltd has taken 5,957 sq ft (553 sq m) of retail/ancillary space from Iceland Foodstores Ltd on assignment of an existing lease expiring in May 2017 at a passing rent of £80,000pa, equating to £13.43 psf (£144.55 psm). Mason & Partners acted on behalf of Iceland Foods Ltd. Cranereid acted on behalf of Sainsburys Supermarkets Ltd. Co-Op Foodstores is the current landlord of the property. The quoting rent was £80,000pa, equating to £13.43 psf
Stamford Quarter Shopping Precinct		George Street	Altrincham	WA14 1SF	15/08/2011	22,114	2,054	200,000	9.04	97.31	200,000	9.04	97.35	Wilkinson's has taken 22,114 sq ft (2,054.46 sq m) of Retail High Street space from LPA Receivers Of Stamford Quarter on a 15 year lease at £200,000 pa, equating to £9.04 psf (£97.35 psm), subject to five yearly rent reviews and there were no break options. Savills Commercial acted on behalf of LPA Receivers Of Stamford Quarter. A 9 months rent free period was agreed. Wilkinson's were unrepresented. The quoting rent was £200,000 pa, equating to £9.04 psf
	19	Stamford New Road	Altrincham	WA14 1BN	01/03/2011	1,118	104	Not disclosed	Not disclosed	Not disclosed	18,000	16.1	173.29	An undisclosed tenant has taken 1,118 sq ft (103.86 sq m) of retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £18,000 pa, equating to £16.10 psf (£173.30 psm). (CoStar Research 15/04/2011)
	5-19	Denmark Street	Altrincham	WA14 1DW	01/10/2010	1,152	107	Not disclosed	Not disclosed	Not disclosed	18,500	Not Disclosed	Not Disclosed	Dunham Massey Brewing Co has taken 1,152 sq ft (107 sq m) of retail space within No 18 from Derwent Holdings Ltd on a five -year lease. Stratos PDI acted on behalf of Derwent Holdings Ltd. Dunham Massey Brewing Co were unrepresented. The quoting rent was £18,500 pa. (CoStar Research 16/12/2010)
	5-19	Denmark Street	Altrincham	WA14 1DW	26/03/2009	957	89	Not disclosed	Not disclosed	Not disclosed	10,000	Not Disclosed	Not Disclosed	Lease details confidential. (CoStar Research 10/06/2009)
	5-19	Denmark Street	Altrincham	WA14 1DW	26/03/2009	1,604	149	Not disclosed	Not disclosed	Not disclosed	15,000	Not Disclosed	Not Disclosed	Lease details confidential. (CoStar Research 10/06/2009)
	5-19	Denmark Street	Altrincham	WA14 1DW	26/03/2009	969	90	Not disclosed	Not disclosed	Not disclosed	10,000	Not Disclosed	Not Disclosed	Lease details confidential. (CoStar Research 10/06/2009)
	15	Grafton Street	Altrincham	WA14 1EB	02/11/2009	1,300	121	Not disclosed	Not disclosed	Not disclosed	25,000	19.23	Not Disclosed	An undisclosed tenant has taken 1,300 sq ft (120.77 sq m) of retail space at 15 Grafton Street. Tushingam Moore acted on behalf of the landlord. The quoting rent was £25,000pa, equating to £19.23 psf (£207.00psm). (CoStar Research 10/12/2009)
	17	Grafton Street	Altrincham	WA14 1EB	01/10/2009	1,993	185	Not disclosed	Not disclosed	Not disclosed	25,000	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 1,993 sq ft (185 sq m) of retail space on confidential terms. Roger Hannah & Co acted on behalf of landlord. The quoting rent was £25,000 pa, equating to £12.54 psf (£135.13 psm). (CoStar Research 14/12/2009)
	2b	Cross Street	Altrincham	WA14 1EQ	05/01/2010	762	71	Not disclosed	Not disclosed	Not disclosed	30,000	39.37	Not Disclosed	An undisclosed tenant has taken 762 sq ft (71 sq m) of ground floor retail space at 2B Cross Street. Tushingam Moore acted on behalf of the landlord. The quoting rent was £30,000 pa, equating to £39.37 psf (£423.78 psm). (CoStar Research 18/01/2010)
	6	Kingsway	Altrincham	WA14 1PJ	01/02/2010	1,051	98	Not disclosed	Not disclosed	Not disclosed	11,500	10.94	Not Disclosed	An undisclosed tenant has taken 1,051 sq ft (98 sq m) of retail space at 6 Kingsway. Tushingam Moore acted on behalf of the landlord. ( The quoting rent was £11,500pa, equating to £10.94 psf (£117.78 psm). (CoStar Research 04/02/2010)
	1-1a	Market Street	Altrincham	WA14 1QE	01/11/2008	1,270	118	Not disclosed	Not disclosed	Not disclosed	16,500	12.99	139.84	Lease details confidential.
	13	Shaws Road	Altrincham	WA14 1QU	13/02/2012	858	80	Not disclosed	Not disclosed	Not disclosed	18,250	21.27	228.95	An undisclosed tenant has taken 858 sq ft (79.71 sq m) of retail space from the landlord on a new lease. Ockleston Bailey acted on behalf of the landlord. The quoting rent was £18,250 pa, equating to £21.27 psf (£228.95 psm). Letting confirmed by Liz Wrench at Ockleston Bailey. (CoStar Research 09/03/2012)
	19	Shaws Road	Altrincham	WA14 1QU	01/03/2011	162	15	Not disclosed	Not disclosed	Not disclosed	10,400	64.2	691.03	An undisclosed tenant has taken 162 sq ft (15.05 sq m) of ground floor retail space on confidential terms. Thomas Willmax acted on behalf of landlord. The quoting rent was £10,400 pa, equating to £64.19 psf (£691.02 psm). (CoStar Research 15/04/2011)
	112-112	George Street	Altrincham	WA14 1RF	01/06/2010	3,970	369	Not disclosed	Not disclosed	Not disclosed	25,000	6.3	Not Disclosed	Urmston Furniture has taken 3,970 sq ft (369 sq m) of retail space on confidential terms. Kenneymoore acted on behalf of the landlord. An initial three weeks rent-free period was agreed with a further six months at the start of year two. Urmston Furniture was unrepresented. The quoting rent was £25,000 pa. Deal confirmed by Caroline Dumbleton at Kenneymoore. (CoStar Research 08/06/2010)
	64	George Street	Altrincham	WA14 1RF	07/04/2009	953	89	Not disclosed	Not disclosed	Not disclosed	45,000	47.22	Not Disclosed	An un-named tenant has taken 953 sq ft (88.54 sq m) of ground and first-floor retail space from an un-named landlord. Fifeild Glyn acted on behalf of landlord. The quoting rent was £45,000 pa, equating to £47.22 psf (£508.26 psm). (CoStar Research 07/04/2009)
	88-98	George Street	Altrincham	WA14 1RG	01/11/2010	18,945	1,760	Not disclosed	Not disclosed	Not disclosed	250,000	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 18,945 sq ft (1,760 sq m) of retail space at 88-98 George Street on confidential terms. Jackson Criss acted on behalf of the landlord. The quoting rent was £250,000 pa. Confirmed by Luke Blacker at Jackson Criss. (CoStar Research 19/11/2010)
	88-98	George Street	Altrincham	WA14 1RG	01/11/2010	9,267	861	Not disclosed	Not disclosed	Not disclosed	90,000	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 9,267 sq ft (861 sq m) of retail space at 98A George Street on confidential terms. Jackson Criss acted on behalf of the landlord. The quoting rent was £90,000 pa. Confirmed by Luke Blacker at Jackson Criss. (CoStar Research 19/11/2010)
	34	Greenwood Street	Altrincham	WA14 1RZ	22/08/2011	150	14	Not disclosed	Not disclosed	Not disclosed	4,000	26.67	286.94	An undisclosed tenant has taken 150 sq ft (13.93 sq m) of retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £4,000 pa, equating to £26.66 psf (£287.04 psm). (CoStar Research 22/08/2011)
Stamford Quarter Shopping Precinct		George Street	Altrincham	WA14 1SF	01/05/2011	5,426	504	Not disclosed	Not disclosed	Not disclosed	119,000	Not Disclosed	236.07	An undisclosed tenant has taken 5,429 sq ft (504.09 sq m) of ground-floor retail space on confidential terms. CB Richard Ellis acted on behalf of the landlord. The quoting rent was £119,000 pa. (CoStar Research 17/05/2011)
		Lloyd Street	Altrincham	WA14 2DD	01/07/2010	850	79	Not disclosed	Not disclosed	Not disclosed	15,500	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 850 sq ft (79 sq m) of retail space within Unit 49 from Derwent Holdings Ltd on confidential terms. Stratos PDI acted on behalf of Derwent Holdings Ltd. The quoting rent was £15,500 pa. (CoStar Research 16/12/2010)
	14	Lloyd Street	Altrincham	WA14 2DE	11/10/2011	676	63	Not disclosed	Not disclosed	Not disclosed	13,500	19.97	214.97	The Zip Yard has taken 676 sq ft (62.80 sq m) of retail space within number 14 from an undisclosed landlord on a confidential lease. Thomas Willmax acted on behalf of the landlord. The quoting rent was £13,500 pa, equating to £19.97 psf (£214.96 psm). Deal information confirmed by Thornley Groves Estate Agents. (CoStar Research 24/11/2011)
	14	Lloyd Street	Altrincham	WA14 2DE	01/11/2008	800	74	Not disclosed	Not disclosed	Not disclosed	15,000	18.75	201.83	Lease details confidential.
	11	Oxford Road	Altrincham	WA14 2DY	01/10/2010	959	89	Not disclosed	Not disclosed	Not disclosed	18,000	18.77	Not Disclosed	An undisclosed tenant has taken 959 sq ft (89.09 sq m) of ground-floor retail space, 11 Oxford Road, on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £18,000 pa, equating to £18.77 psf (£202.03 psm). (CoStar Research 05/10/2010)

	6	The Downs	Altrincham	WA14 2PU	01/02/2010	2,500	232	Not disclosed	Not disclosed	Not disclosed	35,000	14	Not Disclosed	An undisclosed tenant has taken 2,500 sq ft (232 sq m) of retail space on confidential terms. Tushingham Moore acted on behalf of the landlord. The quoting rent was £35,000 pa. (CoStar Research 18/02/10) (CoStar Research 18/02/2010 )
	19	The Downs	Altrincham	WA14 2QD	01/04/2010	600	56	Not disclosed	Not disclosed	Not disclosed	13,000	21.67	Not Disclosed	An undisclosed tenant has taken 600 sq ft (55.74 sq m) of basement & ground-floor retail space, within 19 The Downs, on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £13,000 pa, equating to £21.67 psf (£233.22 psm). (CoStar Research 01/04/2010 )
	21	The Downs	Altrincham	WA14 2QD	17/08/2009	1,765	164	Not disclosed	Not disclosed	Not disclosed	25,000	Not Disclosed	Not Disclosed	A private individual has taken 1,765 sq ft (163.97 sq m) of retail space on a 20-year lease on confidential terms. Three months rent-free period was agreed. Madison Commercial and Thomas Willmax acted on behalf of the landlord. The tenant was unrepresented. The quoting rent was £25,000 pa. (CoStar Research 28/08/2009 )
	2	Denmark Street	Altrincham	WA14 2SS	26/03/2009	753	70	Not disclosed	Not disclosed	Not disclosed	7,500	Not Disclosed	Not Disclosed	Lease details confidential. (CoStar Research 10/06/2009 )
	3	Denmark Street	Altrincham	WA14 2SS	26/03/2009	776	72	Not disclosed	Not disclosed	Not disclosed	8,500	Not Disclosed	Not Disclosed	Lease details confidential. (CoStar Research 10/06/2009 )
Graftons Shopping Centre & Office Block		Stamford New Road	Altrincham	WA14 1DF	27/03/2008	648	60	Not disclosed	Not disclosed	Not disclosed	22,000	Not Disclosed	Not Disclosed	Not disclosed
	25	Market Street	Altrincham	WA14 1QS	01/06/2013	857	80	15,000	17.5	188.37	22,000	25.67	276.31	Monkhouse Schoolwear has taken 857 sq ft (80 sqm) of ground floor retail space on three separate leases for a term of 18 months at the equivalent of £15,000 pa. Regional Property Solutions acted on behalf of the landlord. The quoting rent was £22,000 pa. Achieved rent confirmed by Daniel Lee at Regional Property Solutions.
	326	Manchester Road	Altrincham	WA14 5NH	01/06/2013	1,120	104	12,500	11.16	120.13	12,500	11.16	120.13	Home Showrooms & Development Ltd has taken 1,120 sq ft (104 sq m) of ground-floor retail space from the head tenant on a sublease expiring in June 2016 at £12,500 pa. SGP Property & Facilities Management Ltd acted on behalf of the head tenant. The quoting rent was £12,500 pa. Achieved rent confirmed by Rupert Lowe at SGP Property & Facilities Management Ltd. The EPC is F.
	250	Stockport Road	Altrincham	WA15 7UN	01/06/2013	1,031	96	13,000	12.61	135.73	Not Disclosed	Not Disclosed	Not Disclosed	Uchem Private has taken 1,031 sq ft (96 sqm) of ground floor retail and storage space from the receivers, Vail Williams on a four year lease at £13,000 pa. Regional Property Solutions acted on behalf of the receivers, Vail Williams. Achieved rent confirmed by Daniel Lee at Regional Property Solutions.
	7	Stamford Road	Altrincham	WA14 2JT	29/05/2013	430	40	10,000	23.26	250.37	10,000	23.26	250.31	Lisa Lloyd David has taken 430 sq ft (40 sq m) of ground-floor retail space from Nick Ratcliffe on a one year lease at £10,000 pa. Ian Macklin & Co acted on behalf of Nick Ratcliffe. The quoting rent was £10,000 pa. Achieved rent confirmed by Ian Macklin & Co.
	307	Hale Road	Altrincham	WA15 8FZ	11/05/2013	2,001	186	28,000	13.99	150.59	30,000	14.99	161.38	An undisclosed tenant has taken 2,001 sq ft (185.90 sq m) of ground floor retail space at £28,000 per annum, which equates to £1.40 psf, £150.62 psm. Pearson Ferrier were active in the marketing of the space, however the landlord completed this transaction independently. Achieved rent confirmed by Nick Maitland at Pearson Ferrier.
	395 - 395a	Stockport Road	Altrincham	WA15 7UR	10/05/2013	441	41	9,350	21.2	228.2	Not Disclosed	Not Disclosed	Not Disclosed	Village Domestic Supplies Ltd has taken 441 sq ft (40 sq m) of ground floor retail space from an undisclosed landlord on a three year lease at £9,350 pa, equating to £21.20 psf (£228.19 psm). Tushingham Moore LLP acted on behalf of the landlord. Achieved rent confirmed by Kerry Adderton at Tushingham Moore LLP.
	91a	George Street	Altrincham	WA14 1RN	09/05/2013	550	51	12,000	21.82	234.87	Not Disclosed	Not Disclosed	Not Disclosed	An unknown tenant has taken 550 sq ft (51 sq m) of ground floor retail space from an unknown landlord on a five year lease at £12,000 pa, equating to £21.81 psf (£234.76). Tushingham Moore acted on behalf of the landlord. Deal confirmed by Kerry Adderton at Tushingham Moore.
	24	Ashley Road	Altrincham	WA14 2DW	08/05/2013	3,533	328	23,400	6.62	71.26	23,400	6.62	71.29	An undisclosed tenant has taken 3,533 sq ft (328 sqm) of ground and basement floor retail space on assignment of the existing ten year lease from 2011 at a passing rent of £23,400 pa and subject to five yearly rent reviews. A premium of £8,000 was paid by the ingoing tenant for the benefit of the lease and the fixtures and fittings. Harvey Silver Hodgkinson acted on behalf of the assignor. The quoting rent was £23,400 pa. Achieved rent confirmed by Mark Toole at
	12	Woodfield Road	Altrincham	WA14 4EU	01/05/2013	478	44	Not disclosed	Not disclosed	Not disclosed	6,000	12.55	135.1	An undisclosed tenant has taken 478 sq ft (44 sq m) of ground floor retail space on confidential terms. Regional Property Solutions were involved in the marketing of the property. The quoting rent was £6,000 pa, equating to £12.55 psf (£136 psm). The landlord let directly.
	9	Regent Road	Altrincham	WA14 1RY	08/04/2013	514	48	10,000	19.46	209.47	10,000	19.46	209.42	Electronic Cigarettes UK has taken 514 sq ft (48 sqm) of ground and first floor retail space on a three year IRO lease at £10,000 pa. There were no breaks or reviews and a nominal rent free period was agreed. Regional Property Solutions Ltd acted on behalf of the landlord. Electronic Cigarettes UK were unrepresented. Deal confirmed by Electronic Cigarettes UK and Charles Murray at Regional Property Solutions Ltd.
	28	Church Street	Altrincham	WA14 4DW	06/03/2013	3,178	295	Not disclosed	Not disclosed	Not disclosed	25,000	7.87	84.67	An undisclosed tenant has taken 3,178 sq ft (295 sq m) of retail space from Virginia Guillemain. Ian Macklin & Co acted on behalf of Virginia Guillemain during the marketing period. The quoting rent was £25,000 pa.
	105	Manchester Road	Altrincham	WA14 4RL	18/02/2013	600	56	7,500	12.5	134.55	8,000	13.33	143.52	Sylvias Deli has taken 600 sq ft (56 sqm) of ground floor retail space on a three year lease at £7,500 pa. There were no breaks or reviews in the lease and no incentives were offered. Regional Property Solutions acted on behalf of the landlord, a confidential private pension fund. Sylvias Deli were unrepresented. Deal confirmed by Daniel Lee at Regional Property Solutions.
	2 - 4	Broomfield Lane	Altrincham	WA15 9AQ	01/01/2013	1,338	124	16,000	11.96	128.74	Not Disclosed	Not Disclosed	Not Disclosed	Frison Limited, trading as Frison Hairdressers, has taken 1,338 sq ft (124.30 sq m) of basement and ground-floor retail space at 4 Broomfield Lane from 3 Eleven Ltd on assignment of an existing lease expiring in July 2015 at a passing rent of £16,000 pa. PLS Solicitors is the current landlord of the property. Achieved rent confirmed by investment brochure from Matthews & Goodman LLP.
	74	Stamford New Road	Altrincham	WA14 1BS	01/12/2012	953	89	Not disclosed	Not disclosed	Not disclosed	15,000	15.74	169.41	An undisclosed tenant has taken 2,127 sq ft (197 sq m) of basement to first-floor retail space from an undisclosed landlord. Tushingham Moore LLP and Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £15,000 pa.
	107	Manchester Road	Altrincham	WA14 4RL	01/12/2012	877	81	7,500	8.55	92.03	Not Disclosed	Not Disclosed	Not Disclosed	Montana Cars has taken 877 sq ft (81.47 sq m) of retail space on a three-year lease at £7,500 pa. Regional Property Solutions Ltd acted on behalf of the landlord. Achieved rent confirmed by press release from Regional Property Solutions Ltd.
		George Richards Way	Altrincham	WA14 5GR	01/12/2012	7,857	730	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Pets at Home has taken 7,857 sq ft (729.84 sq m) of retail space on confidential terms. Cushman & Wakefield LLP and Wilkinson Williams LLP acted on behalf of the landlord.
	18 - 18a	The Downs	Altrincham	WA14 2PU	13/11/2012	272	25	Not disclosed	Not disclosed	Not disclosed	10,000	36.76	395.73	The Fab Patisserie has taken 272 sq ft (25 sq m) of ground-floor retail space from an undisclosed landlord. Daniel Harris & Co acted on behalf of the landlord. The quoting rent was £10,000 pa.
	39	Stamford New Road	Altrincham	WA14 1EB	01/10/2012	3,397	316	18,000	5.3	57.05	20,000	5.89	63.37	Zeman Couture has taken 3,253 sq ft (302 sq m) of retail & ancillary space from an undisclosed landlord on a lease at £18,000 pa. Tushingham Moore & Regional Property Solutions acted on behalf of the landlord. The quoting rent was £20,000 pa.
	82	Park Road	Altrincham	WA14 5AB	03/09/2012	482	45	Not disclosed	Not disclosed	Not disclosed	9,000	18.67	200.98	Platinum Beauty Salon has taken 485 sq ft (45 sq m) of ground-floor retail space from the landlord. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £9,000 pa, equating to £18.55 psf (£200 psm).
Graftons Shopping Centre & Office Block		Stamford New Road	Altrincham	WA14 1DF	22/08/2012	1,764	164	Not disclosed	Not disclosed	Not disclosed	35,000	19.84	213.57	Carols Crafts has taken 2,393 sq ft (222 sq m) of ground-floor retail space from an undisclosed landlord. Tushingham Moore acted on behalf of the landlord. The quoting rent was £35,000 pa.
	9 - 11	Old Market Place	Altrincham	WA14 4EB	15/08/2012	2,769	257	40,000	14.45	155.54	40,000	14.45	155.49	The Olive Grove Ltd has taken 2,796 sq ft (259.75 sq m) of retail space from Cheshire Homes Group on a 15-year lease at £40,000 pa, subject to five-yearly rent reviews and tenant options to break at the end of every third year of the term. Cheshire Homes Group acted on behalf of themselves. Six months rent-free period was agreed. The Olive Grove Ltd was unrepresented. The quoting rent was £40,000 pa. Achieved rent confirmed by Gary Angold at Cheshire Homes

	22	The Downs	Altrincham	WA14 2PU	15/08/2012	645	60	Not disclosed	Not disclosed	Not disclosed	12,000	18.6	200.27	An undisclosed tenant has taken 645 sq ft (59.92 sq m) of ground floor retail space on confidential terms Regional Property Solutions acted on behalf of landlord. The quoting rent was £12,000 pa, equating to £18.60 psf (£200.26 psm). Confirmed by Daniel Lee at Regional Property Solutions.
	7	Oxford Road	Altrincham	WA14 2DY	23/07/2012	872	81	Not disclosed	Not disclosed	Not disclosed	13,500	15.48	166.65	An undisclosed tenant has taken 850 sq ft (78.96 sq m) of ground-floor retail space on confidential terms. Thomas Willmax acted on behalf of landlord. The quoting rent was £13,500 pa, equating to £15.88 psf (£170.97 psm). Achieved rent confirmed by Dave Marshall at Thomas Willmax.
	138	Moss Lane	Altrincham	WA15 8AN	23/07/2012	714	66	Not disclosed	Not disclosed	Not disclosed	12,500	17.51	188.45	An undisclosed tenant has taken 494 sq ft (45 sq m) of ground floor retail space on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £12,500 pa, equating to £25.30 psf (£277 psm).
	23	Stamford Street	Altrincham	WA14 1EX	01/07/2012	754	70	Not disclosed	Not disclosed	Not disclosed	12,500	16.58	178.44	An undisclosed tenant has taken 754 sq ft (70 sq m) of ground floor retail space. Thomas Willmax acted on behalf of the landlord. The quoting rent was £12,500 pa, equating to £16.58 psf (£178.57 psm). Transaction confirmed by Thomas Willmax.
	61	Briarfield Road	Altrincham	WA15 7DD	01/07/2012	534	50	Not disclosed	Not disclosed	Not disclosed	5,760	10.79	116.11	An undisclosed tenant has taken 534 sq ft (49.6 sq m) of ground-floor retail space. Thomas Willmax acted on behalf of the landlord. The quoting rent was £5,760 pa, equating to £10.78 psf (£116.12 psm). Confirmed by Thomas Willmax.
	20	Ashley Road	Altrincham	WA14 2DW	20/06/2012	462	43	Not disclosed	Not disclosed	Not disclosed	16,016	34.67	373.16	Pagliacci has taken 664 sq ft (62 sq m) of basement and ground-floor ancillary and retail space, within 20 Ashley Road on confidential terms. Harvey Silver Hodgkinson acted on behalf of the landlord. The quoting rent was £16,016 pa, equating to £24.12 psf (£258.32 psm).
Graftons Shopping Centre & Office Block		Stamford New Road	Altrincham	WA14 1DF	19/06/2012	2,067	192	50,000	24.19	260.38	30,000	14.51	156.23	Bloom Jazz has taken 2,124 sq ft (197 sq m) of ground-floor retail space within 104 George Street from an undisclosed landlord on a 10-year lease at £50,000 pa. Tushingham Moore LLP acted on behalf of the landlord. Achieved rent confirmed by Kerry Adderton at Tushingham Moore LLP.
Stamford Quarter Shopping Precinct		George Street	Altrincham	WA14 1RH	05/06/2012	2,624	244	13,750	5.24	56.4	43,500	16.58	178.44	Cash Brokers Ltd has taken 2,624 sq ft (244 sq m) of ground-floor retail space, within Unit 66-68 Stamford New Road, from Santander, on a 10-year lease at £13,750 pa, equating to £5.24 psf (£56.35 psm), subject to a rent review in the fifth year and an option to break in year three. TFC acted on behalf of Santander. A five months rent-free period was agreed. Cash Brokers Ltd was unrepresented. The quoting rent was £43,500 pa, equating to £16.57 psf
Graftons Shopping Centre & Office Block		Stamford New Road	Altrincham	WA14 1DF	01/06/2012	3,077	286	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 3,077 sq ft (285 sq m) of main sales space within Unit 104 from an undisclosed landlord. Tushingham Moore acted on behalf of the landlord.
Stamford Quarter Shopping Centre	73-75	George Street	Altrincham	WA14 1RN	31/05/2012	3,359	312	45,000	13.4	144.24	Not Disclosed	Not Disclosed	Not Disclosed	Sue Ryder has taken 1,823 sq ft (169.36 sq m) of retail space from Gemma mcAndrew LPA Receivers of the Stamford Quarter on a ten-year lease at £45,000 pa, equating to £24.68 psf (£265.70 psm), subject to a rent review and an option to break in year five. Savills and Reid Rose Gregory acted on behalf of Gemma mcAndrew. A nine month rent-free period was agreed. Capita Symonds acted on behalf of Sue Ryder. The quoting rent was undisclosed. Achieved rent confirmed
York House		Vicarage Lane	Altrincham	WA14 3BA	01/05/2012	473	44	12,000	25.37	273.08	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 473 sq ft (43.9 sq m) of office space (Suite 2) on a three-year lease at £12,000 pa, equating to £25.37 psf (£273.35 psm.) Morrison Property Services acted on behalf of the landlord. The tenant was unrepresented. The quoting rent was £12,000 pa, equating to £25.37 psf (£273.35 psm.) Achieved rent confirmed by Morrison Property Services.
	326	Manchester Road	Altrincham	WA14 5NH	15/04/2012	1,120	104	10,000	8.93	96.12	12,500	11.16	120.13	Crawford Trade Sales has taken 1,120 sq ft (104.05 sq m) of ground-floor retail space from Johnson Cleaners UK Ltd on a new lease ending June 2016 at £10,000 pa. SGP Property & Facilities Management Ltd acted on behalf of Johnson Cleaners UK Ltd. Crawford Trade Sales were unrepresented. The quoting rent was £12,500 pa.
	28 - 32	Greenwood Street	Altrincham	WA14 1RZ	13/04/2012	2,200	204	21,000	9.55	102.8	Not Disclosed	Not Disclosed	Not Disclosed	Mr Lee has taken 2,200 sq ft (204.39 sq m) of ground floor retail space on a ten year lease at £21,000 pa, subject to an option to break in year five. Roger Hannah & Co acted on behalf of the landlord. A three month rent-free period was agreed, with a further three months at half rent agreed. Achieved rent confirmed by Jackie Blomley at Roger Hannah & Co.
	13	Shaws Road	Altrincham	WA14 1QU	13/02/2012	858	80	Not disclosed	Not disclosed	Not disclosed	18,250	21.27	228.95	Caffe Nero has taken 858 sq ft (79.71 sq m) of retail space from the landlord on a new lease. Ockleston Bailey acted on behalf of the landlord. The quoting rent was £18,250 pa, equating to £21.27 psf (£228.95 psm). Letting confirmed by Liz Wrench at Ockleston Bailey.
Graftons Shopping Centre & Office Block		Stamford New Road	Altrincham	WA14 1DF	01/02/2012	14,024	1,303	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Home Bargains has taken 15,206 sq ft (1,412 sq m) of ground-floor retail space within Unit A and 111 & 113 from an undisclosed landlord on a 15-year lease at a confidential amount. Tushingham Moore LLP acted on behalf of the landlord.

**Other Town Centres**

**Urmston**

Building	Street No.	Street	Locality	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
	142	Flixton Road	Urmston	M41 5BG	01/01/2009	242	22	4,500	18.6	200.21	4,500	18.6	Not Disclosed	An undisclosed tenant has taken 242 sq ft (22sq m) of ground-floor retail space from an undisclosed landlord on a three -year lease at £4,500 pa, equating to £18.59 psf (£200.16 psm). Thomas Willmax Ltd acted on behalf of the landlord. No details of the tenant or their representative was provided. The quoting rent was £4,500 pa, equating to £18.59 psf (£200.16 psm). Achieved rent confirmed by Tracy Casey at Thomas Willmax Ltd. (CoStar Research 17/08/2009 )
	122	Woodsend Road	Urmston	M41 8QZ	24/07/2009	641	60	6,200	9.67	104.09	10,000	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 641 sq ft (60 sq m) of ground floor retail space on a five -year lease at £6,200 pa, equating to £9.67 psf (£103.33 psm). Storeys:ssp acted on behalf of landlord. Six months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £10,000 pa, equating to £15.60 psf (£166.66 psm). Achieved rent confirmed by Beverley MacDougall at Storeys:ssp. (CoStar Research 30/07/2009 )
	10	Church Road	Urmston	M41 9BU	22/08/2011	1,050	98	7,250	6.9	74.27	8,000	7.62	82.01	An undisclosed tenant has taken 1,050 sq ft (97.55 sq m) of Retail High Street space from Mr Ian J Slater on a three year lease at £7,250 pa, equating to £6.90 psf (£74.32 psm). S Kershaw & Sons acted on behalf of Mr Ian J Slater. A Six weeks rent-free period was agreed. The quoting rent was £8,000 pa, equating to £7.62 psf (£82.01 psm). Achieved rent confirmed by Craig McCall at S Kershaw & Sons. (CoStar Research 01/09/2011 )
	86	Flixton Road	Urmston	M41 5AD	21/04/2011	1,326	123	7,500	5.66	60.92	9,500	7.16	77.12	Mrs Susan Smith taken 1,326 sq ft (123 sq m) of retail space at £7,500 pa, equating to £5.65 psf (£60.88 psm). Roger Hannah & Co acted on behalf of Central Properties Ltd. The quoting rent was £9,500 pa, equating to £7.16 psf (£77.12 psm). Letting confirmed by Jackie Blomley and Katie Roberts at Roger Hannah & Co. (CoStar Research 21/04/2011 )
	432	Flixton Road	Urmston	M41 6QT	07/03/2011	677	63	7,800	11.52	124	7,800	11.52	Not Disclosed	A Private Individual has taken 677 sq ft (63 sq m) of ground-floor retail space at £7,800 pa, equating to £11.52 psf (£124.00 psm). The Private Individual was unrepresented. The quoting rent was £7,800 pa, equating to £11.52 psf (£124.00 psm). Achieved rent confirmed by Ruth Case at Harrison's Estate Agents. (CoStar Research 05/04/2011 )
	74	Gloucester Road	Urmston	M41 9AE	08/08/2008	840	78	8,000	9.52	102.47	8,000	9.52	102.51	RSPCA has taken 840 sq ft (78 sq m) of retail space ten-year lease at £8,000 pa, equating to £9.52 psf (£103 psm). Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £8,000 pa, equating to £9.52 psf (£103 psm). Achieved rent confirmed by Hillary Clode at Thomas Willmax Ltd.
	66	Old Crofts Bank	Urmston	M41 7AB	19/07/2011	314	29	10,000	31.85	342.83	10,000	Not Disclosed	342.82	A private individual has taken 314 sq ft (29.17 sq m) of retail space on a five year lease at £10,000 pa, subject to an option to break in year three. Harrisons Estate Agent acted on behalf of the landlord. The tenant was unrepresented. There were no incentives. The quoting rent was £10,000 pa. Achieved rent confirmed by Ruth Case at Harrisons Estate Agent. (CoStar Research 02/08/2011 )
	1a-3a	Tiverton Road	Urmston	M41 0SA	17/11/2010	719	67	10,400	14.46	155.65	Not Disclosed	Not Disclosed	Not Disclosed	TN Taylor Ltd has taken 719 sq ft (66.8 sq m) of ground-floor retail space on a six-year lease at £10,400 pa, equating to £20.00 psf Zone A (£215.28 psm), subject to a rent review in year three and an option to break in year two. Regional Property Solutions Ltd acted on behalf of the landlord. two months rent-free period was agreed. The tenant was unrepresented. Achieved rent confirmed by Daniel Lee at Regional Property Solutions Ltd.
Units 13-14 Urmston Shopping Precinct		Victoria Parade	Urmston	M41 9BP	01/08/2008	1,000	93	11,000	11	118.4	10,000	10	107.64	An undisclosed tenant has taken 1,000 ft (92.90 sq m) of retail space from David Mahon Properties Ltd on a three-year lease at £11,000 pa, equating to £11.00 psf (£118.40 psm). Towlers acted on behalf of the David Mahon Properties Ltd. The quoting rent was £10,000 pa, equating to £10.00 psf (£107.64 psm). Achieved rent confirmed by Michael Smith at Towlers.

Victoria Parade	4	Higher Road	Urmston	M41 9BQ	13/10/2010	1,125	105	13,260	11.79	126.91	13,260	11.79	Not Disclosed	An undisclosed tenant has taken 1,125sq ft (104.52 sq m) of ground and first-floor space on confidential terms at Â£13,260 pa, equating to Â£11.79 psf (Â£126.87 psm). Harvey Silver Hodgkinson acted on behalf of landlord. The quoting rent was Â£13,260 pa, equating to Â£11.79 psf (Â£126.87 psm). (CoStar Research 05/11/2010 )
	8	Station Bridge Road	Urmston	M41 9SB	29/03/2011	7,505	697	37,500	5	53.82	45,000	Not Disclosed	Not Disclosed	A private individual has taken 7,505 sq ft (697 sq m) of retail space from Pearl & Coutts on a 10-year lease at Â£37,500 pa, subject to a rent review in year five. GCW acted on behalf of Pearl & Coutts who also marketed the property. The tenant was unrepresented. Achieved rent confirmed by James Crittenden at GCW. (CoStar Research 29/03/2011 )
	2 - 4	Higher Road	Urmston	M41 9BQ	03/06/2010	4,510	419	37,900	8.4	90.42	38,000	8.43	Not Disclosed	An undisclosed Tenant has taken 4,510 sq ft (419 sq m) of ground and first-floor retail space on confidential terms at Â£37,900 pa, equating to Â£8.40 psf (Â£90.46 psm). Harvey Silver Hodgkinson acted on behalf of the landlord. The quoting rent was Â£38,000 pa, equating to Â£8.43 psf (Â£90.69 psm). Achieved rent confirmed by Mark Toole at Harvey Silver Hodgkinson. (CoStar Research 01/11/2010 )
Eden Square Shopping Centre		Park Road South	Urmston	M41 5AR	17/11/2010	1,084	101	Not disclosed	Not disclosed	Not disclosed	41,000	37.82	405.94	An undisclosed tenant has taken 1,084 sq ft (100.71 sq m) of retail space within Unit 9B Eden Square on confidential terms. Tushingham Moore and Savills Commercial acted on behalf of landlord. The quoting rent was Â£41,000 pa, equating to Â£37.82 psf (Â£407.12 psm). (CoStar Research 24/11/2010 )
Eden Square Shopping Centre		Park Road South	Urmston	M41 5AR	25/03/2010	1,184	110	Not disclosed	Not disclosed	Not disclosed	30,000	Not Disclosed	272.73	Hallmark Thorntons have taken 1,184sq ft (110sq m) of retail space on confidential terms. Savills acted on behalf of landlord. The quoting rent was Â£30,000pa. (CoStar Research 25/03/2010 )
Eden Square Shopping Centre		Park Road South	Urmston	M41 5AR	01/11/2009	1,333	124	Not disclosed	Not disclosed	Not disclosed	43,500	Not Disclosed	350.81	Greggs Plc has taken 1,929 sq ft (179 sq m) of retail space within Unit 9a from Ask Developments Ltd. Savills Commercial and Tushingham Moore acted on behalf of Ask Developments Ltd. The quoting rent was Â£43,500 pa, equating to Â£22.55 psf (Â£242.73 psm). (CoStar Research 06/11/2009 )
Eden Square Shopping Centre		Park Road South	Urmston	M41 5AR	01/05/2009	847	79	Not disclosed	Not disclosed	Not disclosed	37,000	Not Disclosed	468.35	Lease details confidential. (CoStar Research 21/08/2009 )
Eden Square Shopping Centre		Park Road South	Urmston	M41 5AR	01/05/2009	2,645	246	Not disclosed	Not disclosed	Not disclosed	93,000	Not Disclosed	268.79	Lease details confidential. (CoStar Research 21/08/2009 )
	28	Flixton Road	Urmston	M41 5AA	01/12/2011	2,183	203	Not disclosed	Not disclosed	Not disclosed	18,000	Not Disclosed	88.75	An undisclosed tenant has taken 2,183 sq ft (203 sq m) of ground floor retail space from an undisclosed landlord on a confidential term and rent. Cheetham & Mortimer acted on behalf of the landlord. The quoting rent was Â£18,000 pa. Details confirmed by Cheetham & Mortimer. (CoStar Research 06/01/2012 )
	52	Flixton Road	Urmston	M41 5AB	26/10/2009	444	41	Not disclosed	Not disclosed	Not disclosed	6,000	Not Disclosed	146.34	An undisclosed tenant has taken 444 sq ft (41 sq m) of retail space on confidential terms. Roger Hannah & Co acted on behalf of landlord. The quoting rent was Â£6,000 pa, equating to Â£13.51 psf (Â£146.34 psm). (CoStar Research 14/12/2009 )
	80	Flixton Road	Urmston	M41 5AD	01/06/2011	1,427	133	Not disclosed	Not disclosed	Not disclosed	28,000	19.62	211.21	An undisclosed tenant has taken 1,427 sq ft (132.57 sq m) of retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was Â£28,000 pa, equating to Â£19.62 psf (Â£211.20 psm). (CoStar Research 15/07/2011 )
Eden Square Shopping Centre		Park Road	Urmston	M41 5AR	01/07/2013	5,844	543	Not disclosed	Not disclosed	Not disclosed	100,000	17.11	184.19	#
	2	Station Road	Urmston	M41 9JN	01/05/2013	4,758	442	40,000	8.41	90.53	45,500	9.56	102.93	Alliance World North West Ltd has taken 4,758 sq ft (442 sq m) of ground and first floor retail space from N & N Properties Ltd on a three year lease at Â£40,000 pa, equating to Â£8.40 psf (Â£90.41 psm), subject to an option to break after 18 months. WT Gunson acted on behalf of N & N Properties Ltd. Three months rent-free period was agreed. The tenant was unrepresented. The quoting rent was Â£45,500 pa, equating to Â£9.56 psf (Â£102.90 psm). Achieved rent confirmed by Ladbrokes has taken 700 sq ft (65 sq m) of ground-floor retail space from the landlord on a ten-year lease at Â£14,000 pa, subject to five yearly rent reviews and a tenant option to break in year five. ABC Estates acted on behalf of the landlord. Six months rent-free period was agreed. The quoting rent was Â£12,000 pa. Achieved rent confirmed by Steven Gifford-Dixon at ABC Estates. The EPC is C.
	9b	Lostock Road	Urmston	M41 0SU	13/01/2013	700	65	14,000	20	215.28	12,000	17.14	184.53	Indigo Tan has taken 1,568 sq ft (145 sq m) of ground-floor retail space within Unit 7 Phase 1 from an undisclosed landlord. Tushingham Moore and Savills acted on behalf of the landlord. The quoting rent was Â£30,000 pa.
Eden Square Shopping Centre		Park Road	Urmston	M41 5AR	09/01/2013	1,568	146	Not disclosed	Not disclosed	Not disclosed	30,000	19.13	205.94	Lilys has taken 1,402 sq ft (130 sq m) of ground-floor retail space within Unit 2 Phase 2 from an undisclosed landlord at Â£30,000 pa. Tushingham Moore and Savills acted on behalf of the landlord. The quoting rent was Â£32,500 pa. Achieved rent confirmed by Kerry Adderton at Tushingham Moore.
Eden Square Shopping Centre		Park Road	Urmston	M41 5AR	01/11/2012	1,292	120	Not disclosed	Not disclosed	Not disclosed	25,000	19.35	208.28	Vital Space has taken 1,292 sq ft (120 sq m) of ground-floor retail space within 5C from an undisclosed landlord. Tushingham Moore LLP acted on behalf of the landlord. The quoting rent was Â£25,000 pa.
Eden Square Shopping Centre		Park Road	Urmston	M41 5AR	02/10/2012	1,568	146	Not disclosed	Not disclosed	Not disclosed	30,000	19.13	205.94	Not disclosed
Eden Square Shopping Centre		Park Road	Urmston	M41 5AR	02/10/2012	1,510	140	Not disclosed	Not disclosed	Not disclosed	30,000	19.87	213.86	Card Factory has taken 2,083 sq ft (193 sq m) of ground-floor retail space within Unit 6 from an undisclosed landlord. Tushingham Moore & Savills acted on behalf of the landlord. The quoting rent was Â£30,000 pa.
Eden Square Shopping Centre		Park Road	Urmston	M41 5AR	17/09/2012	7,543	701	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Iceland has taken 7,543 sq ft (700.76 sq m) of retail space at Unit 3 from Ask Developments Ltd on a 15-year lease on confidential terms, subject to five-yearly rent reviews. Savills Commercial and Tushingham Moore acted on behalf of Ask Developments Ltd. Mason Owen & Partners Ltd acted on behalf of Iceland. Deal information confirmed by Lisa Britton at Savills Commercial.
	3 - 11	Station Road	Urmston	M41 9JG	03/09/2012	650	60	12,000	18.46	198.7	14,000	21.54	231.83	The Glass Slipper has taken 650 sq ft (60 sq m) of ground-floor retail space at 7 Station Road from the landlord. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was Â£14,000 pa, equating to Â£21.53 psf (Â£233 psm).
Eden Square Shopping Centre		Park Road	Urmston	M41 5AR	01/09/2012	1,365	127	Not disclosed	Not disclosed	Not disclosed	30,000	21.98	236.57	Shaw Trust has taken 1,365 sq ft (126 sq m) of ground-floor retail space within Unit 9A from an undisclosed landlord. Tushingham Moore & Savills acted on behalf of the landlord. The quoting rent was Â£30,000 pa.
	151	Stretford Road	Urmston	M41 9LZ	03/08/2012	457	42	8,000	17.51	188.48	8,000	17.51	188.41	Monowara Begum has taken 457 sq ft (42 sq m) of ground-floor main sales space from Keith Bennett on a 10-year lease at Â£8,000 pa subject to a rent review in year five. WT Gunson acted on behalf of Keith Bennett. Four weeks rent-free period was agreed. The tenant was unrepresented. The quoting rent was Â£8,000 pa. Achieved rent confirmed by Simon Fraser at WT Gunson.
Eden Square Shopping Centre		Park Road	Urmston	M41 5AR	01/01/2012	7,655	711	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Aldi have taken 7,655 sq ft (711.17 sq m) of retail space within phase 2 unit 4 from Ask Developments on a confidential lease. Savills Commercial and Tushingham Moore acted on behalf of Ask Developments. The quoting rent was undisclosed. Deal information confirmed by Lisa Britton at Savills Commercial.
Eden Square Shopping Centre		Park Road	Urmston	M41 5AR	01/01/2012	2,909	270	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Aldi have taken 2,909 sq ft (270 sq m) of retail space within phase 2 unit 1 from Ask Developments on a confidential lease. Savills Commercial and Tushingham Moore acted on behalf of Ask Developments. The quoting rent was undisclosed. Deal information confirmed by Lisa Britton at Savills Commercial.
<b>Sale</b>														
<b>Building</b>	<b>Street No.</b>	<b>Street</b>	<b>Locality</b>	<b>Postcode</b>	<b>Event Date</b>	<b>Size SqFt</b>	<b>Size SqM</b>	<b>Achieved Rent (£)</b>	<b>Achieved Rent (£ per Sq Ft)</b>	<b>Achieved Rent (£ per Sq M)</b>	<b>Asking Rent (£)</b>	<b>Asking Rent (£ per Sq Ft)</b>	<b>Asking Rent (£ per Sq M)</b>	<b>Notes</b>
	13a	Marsland Road	Sale	M33 3HP	08/02/2008	569	53	3,250	5.71	61.46	Not Disclosed	Not Disclosed	Not Disclosed	Aqua Babies (UK) Ltd has taken 569 sq ft (52.86 sq m) of retail space from Iain J. Slater on a three -year lease at Â£3,250 pa, with no rent review or option to break in year . No rent-free period was agreed. S. Kershaw & Sons acted on behalf of Iain J. Slater. The tenant was unrepresented. (Costar Research 17/06/08)

	156	Northenden Road	Sale	M33 3HE	01/08/2009	640	59	5,000	7.81	84.07	5,000	7.81	Not Disclosed	Smart Roof Solutions Limited has taken 640 sq ft (59 sq m) of ground-floor retail space from Hesketh & Clair on a three-year lease at £5,000 pa, equating to £7.81 psf (£84.09 psm), subject to an option to break in eighteen months. Hesketh & Clair acted on behalf of themselves. Smart Roof Solutions Limited was unrepresented. The quoting rent was £5,000 pa, equating to £7.81 psf (£84.09 psm). Achieved rent confirmed by Albert Hesketh at Hesketh & Clair. (CoStar Research 22/04/08)
	175	Cross Street	Sale	M33 7JQ	01/09/2008	600	56	5,000	8.33	89.66	5,000	8.33	89.7	An undisclosed tenant has taken 600 sq ft (56 sq m) of retail space on a lease at £5,000 pa, equating to £8.33 psf (£89.66 psm). Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £5,000 pa, equating to £8.33 psf (£89.66 psm). Achieved rent confirmed by Hillary Clode at Thomas Willmax Ltd.
	35	Cross Street	Sale	M33 7FT	11/04/2008	651	60	6,000	9.22	99.24	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 651 sq ft (60.48 sq m) of retail space from the landlord on a three-year lease, subject to an option to break in year one, at £6,000 pa. Thomas Willmax Ltd acted on behalf of the landlord. The tenant was unrepresented. (Costar Research 22/04/08)
	62	Cross Street	Sale	M33 7AN	06/04/2009	600	56	6,800	11.33	121.96	6,800	11.33	121.99	A confidential tenant has taken 600 sq ft (55.74 sq m) of ground-floor retail space on a six-year lease at £6,800 pa, equating to £11.33 psf (£121.99 psm), subject to a rent review and an option to break in year three. Thomas Willmax acted on behalf of the landlord. A two months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £6,800 pa, equating to £11.33 psf (£121.99 psm). Achieved rent confirmed by Tracy Casey at Thomas Willmax Ltd.
	117	Northenden Road	Sale	M33 3HF	31/10/2010	959	89	7,000	7.3	78.58	7,200	7.51	Not Disclosed	An undisclosed tenant has taken 959 sq ft (89 sq m) of ground-floor retail space, 117 Northenden Road, from Craven Properties on a five-year lease at £7,000 pa, equating to £7.30 psf (£78.57 psm), subject to an option to break in year three. Craven Properties acted on behalf of themselves. The tenant was unrepresented. The quoting rent was £7,200 pa, equating to £7.51 psf (£80.81 psm). Achieved rent confirmed by Wendy Lamb at Craven Properties. (CoStar Research 29/11/2010)
	19-19a	Washway Road	Sale	M33 7AD	01/02/2012	450	42	8,000	17.78	191.38	12,500	27.78	298.97	Miss Ellis has taken 450 sq ft (41.81 sq m) of retail space within unit 19a from Oscar Developments on a three-year lease at £8,000 per annum, equating to £17.78 psf (£191.36 psm). Thomas Willmax Ltd and Lamb & Swift Commercial acted on behalf of Oscar Developments. A three month rent free period was given. The quoting rent was £12,500 pa, equating to £27.78 psf (£299 psm). Deal information confirmed by Danny Westwell at Lamb & Swift Commercial.
	1	Hereford Street	Sale	M33 7XN	01/12/2011	1,130	105	8,950	7.92	85.25	8,500	7.52	80.97	Mrs Askwith has taken 1,130 sq ft (105 sq m) of ground, first and second-floor retail space from Norton Properties on a six-year lease at £8,950 pa, equating to £7.92 psf (£85.25 psm), subject to a rent review in year three. Thomas Willmax Ltd acted on behalf of Norton Properties. Three months rent-free period was agreed. Mrs Askwith was unrepresented. The quoting rent was £8,500 pa, equating to £7.52 psf (£80.95 psm). Achieved rent confirmed by David Norton at Norton Properties.
	184	Northenden Road	Sale	M33 2SR	10/03/2010	525	49	8,996	17.14	184.49	8,996	17.14	Not Disclosed	An undisclosed tenant has taken 525 sq ft (48.77 sq m) of ground-floor retail space at £8,996 pa, equating to £17.14 psf (£184.44 psm). Harvey Silver Hodgkinson acted on behalf of the Landlord. The quoting rent was £8,996 pa, equating to £17.14 psf (£184.44 psm). Achieved rent confirmed by Mark Toole at Harvey Silver Hodgkinson. (CoStar Research 29/03/2010)
	14	North Parade	Sale	M33 3JS	14/10/2010	446	41	9,250	20.74	223.25	9,500	21.3	229.3	Lanbak Ltd has taken 446 sq ft (41.43 sq m) of ground-floor retail space from M & P Berger on a ten-year lease at £9,250 pa, equating to £20.73 psf (£223.24 psm), subject to a rent review and an option to break in year five. Mason Owen & Partners acted on behalf of M&P Berger. Three months rent-free period was agreed. Lanbak Ltd were unrepresented. The quoting rent was £9,500 pa, equating to £21.30 psf (£229.28 psm). Achieved rent confirmed by Ruth Meadows at M&P Berger.
	33	Northenden Road	Sale	M33 2DH	19/09/2011	400	37	9,996	24.99	268.99	9,996	24.99	269	Mrs Christine Cromwell has taken 400 sq ft (37.16 sq m) of retail space from Leg Crest Properties on a three-year lease at £9,996 pa, equating to £24.99 psf (£268.99 psm), with an option to break in year one. Jets Estate Agents acted on behalf of Leg Crest Properties. Mrs Christine Cromwell was unrepresented. The quoting rent was £9,996 pa, equating to £24.99 psf (£268.99 psm). Achieved rent confirmed by Kelly-Marie Ody at Jets Estate Agency. (CoStar Research 29/11/2010)
	49	Old Hall Road	Sale	M33 2HT	25/11/2010	1,771	165	10,000	5.65	60.82	10,500	5.93	Not Disclosed	An undisclosed tenant (Florist) has taken 1,771 sq ft (164.53 sq m) of basement and ground-floor retail space within 49 Old Hall Road on a three-year lease at £10,000 pa, equating to £5.65 psf (£60.78 psm). WT Gunson and Thomas Willmax Ltd acted on behalf of the landlord. The tenant was unrepresented. The quoting rent was £10,500 pa, equating to £5.93 psf (£63.82 psm). Achieved rent confirmed by Neale Sayle at WT Gunson. (CoStar Research 29/11/2010)
	7	Marsland Road	Sale	M33 3HP	04/03/2011	334	31	10,000	29.94	322.27	11,000	32.93	Not Disclosed	Masio Limited has taken 334 sq ft (31 sq m) of ground-floor retail high street space from the Trustees of Ian J Slater Deceased on a three-year lease at £10,000 pa, equating to £29.94 psf (£322.27 psm), subject to a rent review and an option to break in year one. S Kershaw & Sons acted on behalf of The Trustees of Ian J Slater Deceased. Six months rent-free period was agreed subject to considerable works. The tenant was unrepresented. The quoting rent was £11,000 pa, equating to £32.93 psf (£366.26 psm). Achieved rent confirmed by Neale Sayle at WT Gunson.
	80-82a	School Road	Sale	M33 7XB	04/01/2012	451	42	11,000	24.39	262.53	12,500	Not Disclosed	298.33	Miss Joyce McNee has taken 451 sq ft (41 sq m) of ground floor retail space within 80 School Road from an undisclosed landlord on five year lease at £11,000 pa, subject to an option to break in year three. Tushingham Moore and London & Cambridge Properties Ltd acted on behalf of the landlord. One month's rent free was agreed. Miss Joyce McNee was unrepresented. The quoting rent was £12,500 pa. Details confirmed by Tushingham Moore. (CoStar Research 29/11/2010)
	172	Northenden Road	Sale	M33 2SR	27/07/2010	750	70	11,750	15.67	168.67	12,500	16.67	Not Disclosed	Pearl Bridal Boutique Ltd has taken 750 sq ft (70 sq m) of basement & ground-floor retail space, 172 Northenden Road, from A & B Properties Ltd on a six-year lease at £11,750 pa, equating to £15.67 psf (£168.63 psm), subject to a rent review in year three. A & B Properties acted on behalf of themselves. Pearl Bridal Boutique Ltd was unrepresented. The quoting rent was £12,500 pa, equating to £16.67 psf (£179.40 psm). Achieved rent confirmed by Cheryl Gillings at A & B Properties.
	26	Northenden Road	Sale	M33 3BR	01/12/2009	790	73	12,000	15.19	163.51	13,000	16.46	Not Disclosed	Mr J Davern has taken 790 sq ft (73.39 sq m) of ground-floor retail space from Izadi Investments (Index Investments) on a six-year lease at £12,000 pa, equating to £15.19 psf (£163.50 psm), subject to a rent review and an option to break in three year patterns. WT Gunson acted on behalf of Izadi Investments. A one month rent free period was agreed. The quoting rent was £13,000 pa, equating to £16.46 psf (£177.13 psm). Achieved rent confirmed by Simon Fraser at WT Gunson.
	134	Northenden Road	Sale	M33 3HE	30/06/2008	1,106	103	12,000	10.85	116.79	9,000	8.14	87.59	Belly Busters has taken 1,106 sq ft (102.75 sq m) of ground retail space and first-floor residential space from Mr Peglion on a 3-year lease at £12,000 pa, equating to £10.85 psf (£116.79 psm). WT Gunson acted on behalf of Mr Peglion. A 2 months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £9,000 pa (exclusive of 1st floor retail space), equating to £8.14 psf (£87.59 psm). Achieved rent confirmed by Simon Fraser at WT Gunson.
	167	Cross Street	Sale	M33 7JQ	27/06/2008	1,400	130	12,000	8.57	92.25	12,000	8.57	92.27	Dreamcatchers has taken 1,400 sq ft (131 sq m) of retail space from Furnell Electrical Wholesaler Ltd on a six-year lease at £12,000 per annum with an undisclosed Zone A rental, subject to a rent review and an option to break in year three. Jets Estate Agency acted on behalf of Furnell Electrical Wholesaler Ltd. Dreamcatchers was unrepresented. The quoting rent was £12,000 per annum. Achieved rent confirmed by Gareth Dooley at Jets Estate Agency. (CoStar Research 22/04/08)
	85	Washway Road	Sale	M33 7TQ	01/10/2011	650	60	13,500	20.77	223.57	15,000	23.08	248.39	An undisclosed tenant has taken 650 sq ft (60.39 sq m) of retail space on a lease at £13,500 pa, equating to £20.77 psf (£223.56 psm). Thomas Willmax Ltd and Newton Estates acted on behalf of the landlord. The quoting rent was £15,000 pa, equating to £23.08 psf (£248.40 psm). Achieved rent confirmed by Jonathan Needoff at Newton Estates. (CoStar Research 09/12/2011)
	154	Northenden Road	Sale	M33 3HE	13/03/2009	1,277	119	14,000	10.96	117.97	16,000	12.53	Not Disclosed	Mr J Pritchard (Private Individual) has taken 1,277 sq ft (118.64 sq m) of ground-floor retail space from Mahon Properties on a new 10-year lease at £14,000 pa, equating to £10.96 psf (£118 psm), subject to an option to break at the end of year five. WT Gunson acted on behalf of Mahon Properties. Three months rent-free period was agreed. The quoting rent was £16,000 pa, equating to £12.53 psf (£134.86 psm). Achieved rent confirmed by Johnathan Poole at WT Gunson.
Old School House		School Road	Sale	M33 7XP	01/08/2011	773	72	15,000	19.4	208.82	Not Disclosed	Not Disclosed	Not Disclosed	Cash Store Ltd has taken 773 sq ft (71.81 sq m) of retail space at number 20 School Road from Mrs Li on a 10 year lease at £15,000 pa, equating to £19.40 psf (£208.87 psm), subject to a rent review and an option to break in year five. WT Gunson acted on behalf of Mrs Li. Five months rent-free period was agreed. Cash Store Ltd were unrepresented. Achieved rent confirmed by Lesley Stephens at WT Gunson. (CoStar Research 02/09/2011)
The Square Shopping Centre		Town Square	Sale	M33 7XZ	17/10/2011	524	49	16,536	31.56	339.71	16,500	31.49	338.95	Sissy B Ltd has taken 524 sq ft (48.68 sq m) of retail space, within unit 14, from Maloneyview (Sale) Ltd on a seven month lease at £16,536 pa, equating to £31.56 psf (£339.68 psm), inclusive of insurance and service charge. Cushman & Wakefield acted on behalf of Maloneyview (Sale) Ltd. Sissy B Ltd was unrepresented. The quoting rent was £16,500 pa, equating to £31.49 psf (£338.94 psm). Achieved rent confirmed by Nicola Harrington at Cushman & Wakefield.
	169-171	Cross Street	Sale	M33 7JQ	09/02/2012	2,852	265	18,000	6.31	67.92	Not Disclosed	Not Disclosed	Not Disclosed	Mr Mohammed has taken 2,852 sq ft (264.96 sq m) of retail space from C & R Properties on a 15-year lease at £18,000 pa, equating to £6.30 psf (£67.93 psm), with an option to break in year one. C & R Properties represented themselves. A two weeks rent-free period was agreed. Mr Mohammed was unrepresented. The quoting rent was undisclosed. Achieved rent confirmed by David Magee at C & R Properties. (CoStar Research 21/02/2012)
	76-78	School Road	Sale	M33 7XB	01/09/2008	2,412	224	20,000	8.29	89.23	20,000	8.29	89.25	An undisclosed tenant has taken 2412 sq ft (224 sq m) of retail space on a lease at £20,000 pa, equating to £8.29 psf (£89 psm). Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £20,000 pa, equating to £8.29 psf (£89 psm). Achieved rent confirmed by Hillary Clode at Thomas Willmax Ltd.
The Square Shopping Centre		Town Square	Sale	M33 7XZ	01/04/2011	1,098	102	25,000	22.77	245.1	Not Disclosed	Not Disclosed	Not Disclosed	Grainger Games Ltd has taken 1,098 sq ft (102 sq m) of retail space (25 The Mall) from Maloneyview (Sale) Ltd on a 10-year lease at £25,000 pa, subject to a rent review and an option to break in year five. 12 months rent-free period and a further 12 months at half rent was agreed. Property Complete acted on behalf of Grainger Games Ltd. Cushman & Wakefield and Capital Retail acted on behalf of Maloneyview (Sale) Ltd. Achieved rent confirmed by Nicola Harrington at Cushman & Wakefield.
		Hereford Street	Sale	M33 7XN	16/10/2009	1,698	158	25,500	15.02	161.68	25,470	15	Not Disclosed	Love Viva Ltd has taken 1,698 sq ft (158 sq m) of retail space within Unit 2 on an eight year lease at £25,500 pa, with an undisclosed Zone A rental, subject to a tenant only break option and an open market rent review in year five. A six month rent-free period was agreed. Lamb & Swift Commercial acted on behalf of the landlord. Love Viva Ltd was unrepresented. The quoting rent was £25,470 pa. Achieved rent confirmed by Francine Haines at Lamb & Swift Commercial. (CoStar Research 22/04/08)
Willoughbys Wine Warehouse	121-125	Washway Road	Sale	M33 7TY	01/03/2009	1,200	111	28,000	23.33	251.12	35,000	Not Disclosed	Not Disclosed	Johnsons Cleaners UK Ltd has taken 1,200 sq ft (111.48 sq m) of retail space from JW Lees & Co (Brewers Ltd) on a ten-year lease at £28,000 pa, equating to £23.33 psf (£251.16 psm) in year one, rising to £29,000 pa, equating to £24.17 psf (£260.13 psm) in year two, rising to £30,000 pa, equating to £25 psf (£269.10 psm) in year three, rising to £31,000 pa, equating to £25.83 psf (£278.07 psm) in year four and to £32,000 pa, equating to £26.67 psf (£287.04 psm) in year five. WT Gunson acted on behalf of the landlord on £30,000 pa. WT Gunson acted on behalf of the landlord. (CoStar Research 13/06/08)
	57-59a	Cross Street	Sale	M33 7HF	01/06/2008	2,450	228	30,000	12.24	131.75	Not Disclosed	Not Disclosed	Not Disclosed	Sj Houlihan Ltd has taken 2,450 sq ft (227.61 sq m) of retail space from the landlord on at £30,000 pa. WT Gunson acted on behalf of the landlord. (CoStar Research 13/06/08)
	19c	School Road	Sale	M33 7XX	01/12/2009	1,150	107	30,000	26.09	280.83	30,000	26.09	Not Disclosed	William Hill Ltd has taken 1,150 sq ft (107 sq m) of retail space from Mar Properties Ltd on a 20-year lease at £30,000 pa, equating to £26.09 psf (£280.80 psm), subject to five-yearly rent reviews and an option to break in year 10. Six months rent-free period was agreed. William Hill Ltd represented themselves. DTZ acted on behalf of Mar Properties Ltd. Achieved rent confirmed by Tom Prescott at DTZ. (CoStar Research 15/12/2009)

The Square Shopping Centre		Town Square	Sale	M33 7XZ	01/02/2008	478	44	32,000	66.95	720.65	Not Disclosed	Not Disclosed	Not Disclosed	Cheque Centres Properties Ltd has taken 478 sq ft (44.41 sq m) of retail space from Maloneyview (Sale) Ltd on a 10-year lease at £32,000 pa, subject to a rent review and an option to break in year five. A four and a half months rent-free period was agreed. DTZ acted on behalf of Maloneyview (Sale) Ltd. Robert Pinkus & Co represented Cheque Centres Properties Ltd. (CoStar Research 30/04/08)
	1b	Ashton Lane	Sale	M33 6WT	01/05/2009	3,990	371	32,920	8.25	88.8	35,000	8.77	94.42	Mr D Glendon Esq has taken 3,990 sq ft (371 sq m) of ground, first and second-floor retail space from Mr Martin Rawlings & Mr A Sultan, on a 10-year lease at £15,000 pa, equating to £3.76 psf (£40.47 psm) in year one, rising to £17,920pa, equating to £4.49 psf (£48.34 psm) in year two and to £22,920pa, equating to £5.74 psf (£61.83 psm) in year three and to £27,920pa, equating to £6.99psf (£75.32psm) in year four, rising to £32,920pa, equating to £8.48 psf (£89.64 psm) in year five. WT Gunson acted on behalf of B M & H P Parker Properties. Nine months rent-free period was agreed. Cushman & Wakefield acted on behalf of Everything Everywhere Ltd. The quoting rent was £35,000 pa. Achieved rent confirmed by WT Gunson. (CoStar Research 15/07/2011)
	41-43	School Road	Sale	M33 7YE	22/12/2011	2,350	218	35,000	14.89	160.28	35,000	Not Disclosed	160.32	Everything Everywhere Ltd has taken 2,350 sq ft (218 sq m) of retail space from B M & H P Parker Properties on a 10 year lease at £35,000 pa, subject to a rent review and an option to break in year five. WT Gunson acted on behalf of B M & H P Parker Properties. Nine months rent-free period was agreed. Cushman & Wakefield acted on behalf of Everything Everywhere Ltd. The quoting rent was £35,000 pa. Achieved rent confirmed by WT Gunson. (CoStar Research 15/07/2011)
Dalton House		Dane Road	Sale	M33 7AJ	05/02/2009	5,048	469	50,000	9.9	106.56	90,000	17.83	Not Disclosed	Ducatti has taken 5,048 sq ft (468.97 sq m) of ground-floor retail space from Bruntwood Estates Ltd on a straight 15-year lease at £50,000 pa, equating to £9.90 psf (£106.62 psm), subject to RPI rent reviews in year five and ten. GL Hearn acted on behalf of Bruntwood Estates Ltd. Six months rent-free period was agreed. Read Property Associates Ltd acted on behalf of Ducatti. The quoting rent was £90,000 pa, equating to £17.80 psf (£191.91 psm). Achieved rent confirmed by WT Gunson. (CoStar Research 15/07/2011)
Dalton House		Dane Road	Sale	M33 7AJ	15/09/2009	3,700	344	56,505	15.27	164.37	70,000	18.92	Not Disclosed	Majestic Wine Warehouses Ltd has taken 3,700 sq ft (344 sq m) of ground-floor retail space, unit 1 within Dalton House in Sale, from Bruntwood Estates Ltd on a 15-year lease at £56,505 pa, equating to £15.27 psf (£164.38 psm), subject to a rent review and an option to break in years five and ten. Bruntwood Estates Ltd, Cheetham Mortimer and GL Hearn acted on behalf of Bruntwood Estates Ltd. A four months rent-free period was agreed. Rapleys acted on behalf of Bruntwood Estates Ltd. The quoting rent was £70,000 pa, equating to £18.92 psf (£200.88 psm). (CoStar Research 15/07/2011)
	128	Northenden Road	Sale	M33 3HD	01/01/2009	883	82	Not disclosed	Not disclosed	Not disclosed	8,000	9.06	97.53	An undisclosed tenant has taken 883 sq ft (82.03 sq m) of ground-floor A2 retail space on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £8,000 pa, equating to £9.06 psf (£97.52 psm).
	107	Northenden Road	Sale	M33 3HF	15/09/2011	299	28	Not disclosed	Not disclosed	Not disclosed	5,400	18.06	194.38	An undisclosed tenant has taken 299 sq ft (27.77 sq m) of high street retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £5,400 pa, equating to £18.06 psf (£194.40 psm). (CoStar Research 19/09/2011)
	127	Northenden Road	Sale	M33 3HF	01/06/2011	574	53	Not disclosed	Not disclosed	Not disclosed	11,500	20.03	215.64	An undisclosed tenant has taken 574 sq ft (53.32 sq m) of retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £11,500 pa, equating to £20.03 psf (£215.65 psm). (CoStar Research 15/07/2011)
North Parade		Norris Road	Sale	M33 3JS	25/01/2010	588	55	Not disclosed	Not disclosed	Not disclosed	8,500	14.46	Not Disclosed	An undisclosed tenant has taken 588 sq ft (54.63 sq m) of ground-floor retail space, within 12 North parade on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £8,500 pa, equating to £14.46 psf (£155.6 psm). (CoStar Research 25/01/2010)
	12	North Parade	Sale	M33 3JS	25/01/2010	807	75	Not disclosed	Not disclosed	Not disclosed	8,500	10.53	Not Disclosed	An undisclosed tenant has taken 807 sq ft (74.97 sq m) of ground-floor retail space, within 12 North Parade on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £8,500 pa, equating to £10.53 psf (£113.37 psm). (CoStar Research 25/01/2010)
	182a	Marsland Road	Sale	M33 3NE	01/05/2009	641	60	Not disclosed	Not disclosed	Not disclosed	15,000	Not Disclosed	Not Disclosed	Lease details confidential. (CoStar Research 15/05/2009)
	191	Washway Road	Sale	M33 4AH	01/02/2011	750	70	Not disclosed	Not disclosed	Not disclosed	12,000	16	Not Disclosed	An undisclosed tenant has taken 750 sq ft (sq 69.67 m) of ground-floor retail space on confidential terms. Thomas Willmax acted on behalf of landlord. The quoting rent was £12,000 pa, equating to £16 psf (£172.22 psm). (CoStar Research 23/02/2011)
	14-16	Eastway	Sale	M33 4DX	30/06/2010	965	90	Not disclosed	Not disclosed	Not disclosed	9,000	9.33	Not Disclosed	An undisclosed tenant has taken 965 sq ft (90 sq m) of ground-floor retail space, 14 Eastway in Sale, on confidential terms. Craven Properties acted on behalf of the landlord. The quoting rent was £9,000 pa, equating to £9.33 psf (£100.39 psm). (CoStar Research 15/07/2010)
	158	Washway Road	Sale	M33 6RH	26/01/2010	894	83	Not disclosed	Not disclosed	Not disclosed	8,000	8.95	Not Disclosed	An undisclosed tenant has taken 894 sq ft (83.05 sq m) of ground-floor retail space, 158 Washway Road on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £8,000 pa, equating to £8.95 psf (£96.32 psm). (CoStar Research 25/01/2010)
	162	Cross Street	Sale	M33 7AQ	01/01/2009	1,217	113	Not disclosed	Not disclosed	Not disclosed	12,000	9.86	106.14	An undisclosed tenant has taken 1,217 sq ft (113 sq m) of ground and first-floor retail space on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £12,000 pa, equating to £9.86 psf (£106.14 psm).
	34	Dargle Road	Sale	M33 7FW	01/11/2008	323	30	Not disclosed	Not disclosed	Not disclosed	4,000	12.38	133.29	An undisclosed tenant has taken 323 sq ft (30 sq m) of retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £4,000 pa, equating to £12.38 psf (£133.26 psm).
	57-59a	Cross Street	Sale	M33 7HF	07/08/2011	634	59	Not disclosed	Not disclosed	Not disclosed	13,511	21.31	229.39	First Call have taken 634 sq ft (58.90 sq m) of retail space from an undisclosed landlord on a confidential lease. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £13,511 pa, equating to £21.31 psf (£229.38 psm). Deal information confirmed by Digital Revolution. (CoStar Research 23/02/2012)
	175	Cross Street	Sale	M33 7JQ	01/02/2012	600	56	Not disclosed	Not disclosed	Not disclosed	4,800	8	86.11	Wash & Groom Salon has taken 600 sq ft (55.74 sq m) of retail space from an undisclosed landlord on a confidential lease. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £4,800 pa, equating to £8.00 psf (£86.11 psm). Deal information confirmed by Wash & Groom Salon. (CoStar Research 23/02/2012)
	91-93	School Road	Sale	M33 7XA	01/03/2011	368	34	Not disclosed	Not disclosed	Not disclosed	16,000	43.49	468.11	An undisclosed tenant has taken 367.88 sq ft (34.17 sq m) of ground-floor retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £16,000 pa, equating to £43.49 psf (£468.15 psm). (CoStar Research 15/04/2011)
	89-89a	School Road	Sale	M33 7XA	30/11/2010	390	36	Not disclosed	Not disclosed	Not disclosed	10,000	25.64	Not Disclosed	An undisclosed tenant has taken 390 sq ft (36.23 sq m) of ground-floor retail space, 89 School Road, on confidential terms. Thomas Willmax acted on behalf of the landlord. The quoting rent was £10,000 pa, equating to £25.64 psf (£276 psm). (CoStar Research 30/11/2010)
	76-78	School Road	Sale	M33 7XB	01/06/2011	673	63	Not disclosed	Not disclosed	Not disclosed	20,000	29.72	319.9	An undisclosed tenant has taken 673 sq ft (62.52 sq m) of retail space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £20,000 pa, equating to £29.72 psf (£319.88 psm). (CoStar Research 15/07/2011)
	84	School Road	Sale	M33 7XB	05/11/2009	317	29	Not disclosed	Not disclosed	Not disclosed	10,000	31.55	Not Disclosed	An undisclosed tenant has taken 317 sq ft (29.45 sq m) of ground-floor retail space, within 84 School Road on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £10,000 pa, equating to £31.55 psf (£339.56 psm). (CoStar Research 05/11/2009)
	76-78	School Road	Sale	M33 7XB	08/09/2009	869	81	Not disclosed	Not disclosed	Not disclosed	18,000	20.71	222.97	An undisclosed tenant has taken 869sq ft (80 sq m) of ground-floor retail space on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £18,000 pa, equating to £20.71 psf (£222.96 psm).
The Square Shopping Centre		Town Square	Sale	M33 7XZ	28/11/2011	402	37	Not disclosed	Not disclosed	Not disclosed	18,000	44.78	481.93	Millennium Micros Ltd has taken 402 sq ft (37.35 sq m) of retail space from Malone View (Sale) Ltd on a 12 month license. Cushman & Wakefield acted on behalf of Malone View (Sale) Ltd. One week rent free period was agreed. Millennium Micros Ltd were unrepresented. The quoting rent was £18,000 pa, equating to £44.78 psf (£481.97 psm). Details confirmed by Nicola Harrington at Cushman & Wakefield. (CoStar Research 19/12/2011)
The Square Shopping Centre		Town Square	Sale	M33 7XZ	01/10/2011	798	74	Not disclosed	Not disclosed	Not disclosed	24,000	Not Disclosed	323.71	An undisclosed tenant has taken 798 sq ft (74 sq m) of ground and first-floor shopping centre space within unit 3 from an undisclosed landlord on confidential deal terms. BTW Shiells and Capital Retail acted on behalf of the landlord. The quoting rent was £24,000 pa. Deal confirmed by Colleen Fox at BTW Shiells. (CoStar Research 21/10/2011)
The Square Shopping Centre		Town Square	Sale	M33 7XZ	01/06/2013	540	50	Not disclosed	Not disclosed	Not disclosed	24,000	44.44	478.37	Liberty Flights Ltd has taken 540 sq ft (50.17 sq m) of ground floor retail space on confidential terms. Cushman & Wakefield LLP acted on behalf of landlord. The tenant was unrepresented. The quoting rent was £24,000 pa. Details confirmed by Cushman & Wakefield LLP.
	1a - 1b	Ashton Lane	Sale	M33 6WT	01/03/2013	494	46	6,500	13.16	141.65	6,500	13.16	141.64	La Munch has taken 494 sq ft (46 sq m) of ground-floor retail space from the landlord at £6,500. Daniel Harris & Company acted on behalf of the landlord. The quoting rent was £6,500 pa. Achieved rent confirmed by Daniel Harris & Company.
	26	Northenden Road	Sale	M33 3BR	13/02/2013	767	71	10,000	13.04	140.36	14,000	18.25	196.46	An undisclosed tenant has taken 767 sq ft (71 sq m) of retail space from Index Investments Ltd on a five-year lease at £10,000 pa, in year one, rising to £12,000 pa, in year two and to £14,000 pa from year three onwards. WT Gunson acted on behalf of Index Investments Ltd. The quoting rent was £14,000 pa. Achieved rent confirmed by Paul Mills at WT Gunson.

	9	Ashfield Road	Sale	M33 7DY	10/01/2013	295	27	Not disclosed	Not disclosed	Not disclosed	8,000	27.12	291.86	An undisclosed tenant has taken 427 sq ft (39 sq m) of ground-floor retail space from an undisclosed landlord. WT Gunson acted on behalf of the landlord. The quoting rent was £8,000 pa.
	76 - 78	School Road	Sale	M33 7XB	01/01/2013	845	79	Not disclosed	Not disclosed	Not disclosed	18,000	21.3	229.3	Headway has taken 845 sq ft (78 sq m) of ground floor retail space within 78 School Road from Raglan Properties Ltd on confidential terms. Thomas Willmax Ltd acted on behalf of Raglan Properties Ltd. The quoting rent was £18,000 pa. Deal confirmed by Headway. EPC rating confirmed as D.
	184	Northenden Road	Sale	M33 2SR	11/12/2012	525	49	9,984	19.02	204.73	9,984	19.02	204.72	An undisclosed tenant has taken 525 sq ft (49 sq m) of ground-floor retail space, within 184 Northenden Road, from an undisclosed landlord on a confidential lease at £9,984 pa, equating to £19.02 psf (£203.76 psm). Harvey Silver Hodgkinson acted on behalf of the landlord. No details of the tenant or their representatives were provided. The quoting rent was £9,984 pa, equating to £19.02 psf (£203.76 psm). Achieved rent confirmed by Mark Toole at Harvey
		Hereford Street	Sale	M33 7XN	01/11/2012	2,430	226	21,169	8.71	93.75	36,450	15	161.46	Betel of Britain has taken 2,430 sq ft (225.75 sq m) of retail space at Units 2 & 3 on a five-year lease at £21,169 pa. Lamb & Swift Commercial and Roger Hannah & Co acted on behalf of the landlord. The quoting rent was £36,450 pa. Achieved rent confirmed by Jackie Blomley at Roger Hannah & Co.
	158	Washway Road	Sale	M33 6RH	01/09/2012	894	83	Not disclosed	Not disclosed	Not disclosed	7,000	7.83	84.28	Moto Centre Manchester has taken 894 sq ft (83 sq m) of ground floor retail space from a private landlord on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £7,000 pa. Deal confirmed by Moto Centre Manchester.
	128	Northenden Road	Sale	M33 3HD	24/07/2012	883	82	Not disclosed	Not disclosed	Not disclosed	9,000	10.19	109.72	An undisclosed tenant has taken 883 sq ft (82 sq m) of ground floor retail space on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £9,000 pa, equating to £10.19 psf (£109 psm).
	7	Northenden Road	Sale	M33 2DH	13/07/2012	650	60	9,500	14.62	157.37	22,500	34.62	372.58	Coasters, who will trade as a coffee shop, have taken 650 sq ft (60.38 sq m) of ground-floor main sales space on a six-year lease at £9,500 pa. Jets Estate Agents acted on behalf of the landlord. One month rent-free period was agreed. The tenant was unrepresented. The quoting rent was £14,000 pa. Achieved rent confirmed by Stephen Taylor at Jets Estate Agents.
	60	Washway Road	Sale	M33 7RE	01/07/2012	650	60	Not disclosed	Not disclosed	Not disclosed	8,500	13.08	140.75	An undisclosed tenant has taken 650 sq ft (60.3 sq m) of ground-floor retail space. Thomas Willmax acted on behalf of the landlord. The quoting rent was £8,500 pa, equating to £13.07 psf (£140.96 psm). Confirmed by Thomas Willmax.
	94	School Road	Sale	M33 7XB	01/07/2012	628	58	Not disclosed	Not disclosed	Not disclosed	10,000	15.92	171.41	An undisclosed tenant has taken 396 sq ft (36.7 sq m) of ground-floor retail space. Thomas Willmax acted on behalf of the landlord. The quoting rent was £10,000 pa. Confirmed by Thomas Willmax.
	75	Cross Street	Sale	M33 7HF	01/07/2012	550	51	Not disclosed	Not disclosed	Not disclosed	8,500	15.45	166.34	An undisclosed tenant has taken 550 sq ft (51.09 sq m) of ground-floor retail space. Thomas Willmax acted on behalf of the landlord. The quoting rent was £8,500 pa. Confirmed by Thomas Willmax.
	176	Cross Street	Sale	M33 7AQ	01/07/2012	396	37	Not disclosed	Not disclosed	Not disclosed	12,000	30.3	326.18	An undisclosed tenant has taken 396 sq ft (36.7 sq m) of ground-floor retail space. Thomas Willmax acted on behalf of the landlord. The quoting rent was £12,000 pa. Confirmed by Thomas Willmax.
	1a - 1b	Ashton Lane	Sale	M33 6WT	25/06/2012	494	46	Not disclosed	Not disclosed	Not disclosed	6,500	13.16	141.64	An undisclosed tenant has taken 494 sq ft (45 sq m) of ground-floor retail space from an undisclosed landlord. Daniel Harris & Co acted on behalf the landlord. The quoting rent was £6,500 pa, equating to £13.16 psf (£141.63 psm).
	23	School Road	Sale	M33 7XX	05/06/2012	530	49	15,000	28.3	304.62	16,500	31.13	335.09	Mr Fernando has taken 530 sq ft (49 sq m) of ground floor retail space from Mar Properties Ltd on a 12 month license at £15,000 pa, subject to an option to break after six months. Cushman & Wakefield LLP acted on behalf of Mar Properties Ltd. Mr Fernando was unrepresented. The quoting rent was £16,500 pa. Achieved rent confirmed by Harry Justice at Cushman & Wakefield LLP.
	21	Northenden Road	Sale	M33 2DH	01/06/2012	1,205	112	12,000	9.96	107.21	12,950	10.75	115.68	An undisclosed tenant has taken 530 sq ft (49 sq m) of ground-floor main sales space from an undisclosed landlord on a six-year lease at £12,000 pa, subject to a rent review and an option to break in year three. Newton Estates and Thomas Willmax acted on behalf of the landlord. The tenant was unrepresented. The quoting rent was £12,950 pa. Achieved rent confirmed by Jonathan Needof at Newton Estates.
	3 - 7	Washway Road	Sale	M33 7AD	01/06/2012	2,650	246	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 2,650 sq ft (246 sq m) of retail space. Thomas Willmax acted on behalf of the landlord. Transaction confirmed by Thomas Willmax.
	2	Northenden Road	Sale	M33 3BR	14/05/2012	3,769	350	19,000	5.04	54.25	19,000	5.04	54.26	An undisclosed tenant has taken 3,769 sq ft (350 sqm) of retail space on ground to third floor on a lease at £19,000 pa. The asking rent was £19,000 pa. Greenham Commercial acted on behalf of the landlord. Deal confirmed by Chris Stubbs at Greenham Commercial.
	169 - 17	Cross Street	Sale	M33 7JQ	09/02/2012	2,852	265	18,000	6.31	67.92	Not Disclosed	Not Disclosed	Not Disclosed	Mr Mohammed has taken 2,852 sq ft (264.96 sq m) of retail space from C & R Properties on a 15-year lease at £18,000 pa, equating to £6.30 psf (£67.93 psm), with an option to break in year one. C & R properties represented themselves. A two weeks rent-free period was agreed. Mr Mohammed was unrepresented. The quoting rent was undisclosed. Achieved rent confirmed by David Magee at C & R Properties.
	19 - 19a	Washway Road	Sale	M33 7AD	01/02/2012	450	42	8,000	17.78	191.38	12,500	27.78	298.97	Miss Ellis has taken 450 sq ft (41.81 sq m) of retail space within unit 19a from Oscar Developments on a three year lease at £8,000 per annum, equating to £17.78 psf (£191.36 psm). Thomas Willmax Ltd and Lamb & Swift Commercial acted on behalf of Oscar Developments. A three month rent free period was given. The quoting rent was £12,500 pa, equating to £27.78 psf (£299 psm). Deal information confirmed by Danny Westwell at Lamb & Swift Commercial.
	175	Cross Street	Sale	M33 7JQ	01/02/2012	600	56	Not disclosed	Not disclosed	Not disclosed	4,800	8	86.11	Wash & Groom Salon has taken 600 sq ft (55.74 sq m) of retail space from an undisclosed landlord on a confidential lease. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £4,800 pa, equating to £8.00 psf (£86.11 psm). Deal information confirmed by Wash & Groom Salon. (CoStar Research 23/02/2012)
	80-82a	School Road	Sale	M33 7XB	04/01/2012	451	42	11,000	24.39	262.53	12,500	Not Disclosed	298.33	Miss Joyce McNee has taken 451 sq ft (41 sq m) of ground floor retail space within 80 School Road from an undisclosed landlord on five year lease at £11,000 pa, subject to an option to break in year three. Tushingham Moore and London & Cambridge Properties Ltd acted on behalf of the landlord. One month's rent free was agreed. Miss Joyce McNee was unrepresented. The quoting rent was £12,500 pa. Details confirmed by Tushingham Moore. (CoStar Research
<b>Stretford</b>														
<b>Building</b>	<b>Street No.</b>	<b>Street</b>	<b>Locality</b>	<b>Postcode</b>	<b>Event Date</b>	<b>Size SqFt</b>	<b>Size SqM</b>	<b>Achieved Rent (£)</b>	<b>Achieved Rent (£ per Sq Ft)</b>	<b>Achieved Rent (£ per Sq M)</b>	<b>Asking Rent (£)</b>	<b>Asking Rent (£ per Sq Ft)</b>	<b>Asking Rent (£ per Sq M)</b>	<b>Notes</b>
	426a	Barton Road	Stretford	M32 9RW	16/04/2008	244	23	4,000	16.39	176.42	Not Disclosed	Not Disclosed	Not Disclosed	Thomas Willmax Ltd has taken 244 sq ft (22.67 sq m) of retail space from the landlord on a three-year lease at £4,000 pa an option to break in year one. Thomas Willmax Ltd acted on behalf of the landlord. The tenant was unrepresented. (Costar Research 22/04/08)
	81	Great Stone Road	Stretford	M32 8GR	09/09/2008	355	33	5,500	15.49	166.73	6,000	16.9	181.93	A confidential tenant has taken 355 sq ft (32.98 sq m) of ground-floor retail space at £5,500 pa, equating to £15.49 psf (£166.77 psm). WT Gunson acted on behalf of the landlord. The quoting rent was £6,000 pa, equating to £16.90 psf (£181.93 psm). Achieved rent confirmed by Lesley Stephens at WT Gunson.
	22	Davyhulme Road East	Stretford	M32 0DW	13/04/2011	432	40	6,000	13.89	149.51	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 432 sq ft (40 sq m) of retail space from Wellrope Ltd on a two-year lease at £6,000 pa, equating to £13.89 psf (£149.50 psm). Two months rent-free period was agreed. The tenant was unrepresented. Nestwell Estates Ltd acted on behalf of Wellrope Ltd. Achieved rent confirmed by Jonathan Friedman at Nestwell Estates Ltd. (CoStar Research 22/06/2011)
	40a	Thomas Street	Stretford	M32 0JQ	07/02/2008	485	45	6,000	12.37	133.15	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 485 sq ft (45 sq m) of retail space from the landlord on a three-year lease at £3,600 pa. Thomas Willmax Ltd acted on behalf of the landlord. (Costar Research 26/03/08)
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	02/07/2008	271	25	6,000	22.14	238.31	Not Disclosed	Not Disclosed	Not Disclosed	Mr M Hussain and Mr J Frost has taken 271 sq ft (25.18 sq m) of first-floor retail space from Stretford Partnership on a three-year lease at £6,000 pa, equating to £22.14 psf (£238.22 psm) in year one, rising to £8,000 pa, equating to £29.52 psf (£317.75 psm) in year two and in year three, subject to an option to break after 18 months. Cheetham & Mortimer acted on behalf of the Stretford Partnership. The tenant was unrepresented. Achieved rent confirmed by Suzi
	22	Davyhulme Road East	Stretford	M32 0DW	19/08/2008	1,026	95	6,375	6.21	66.84	8,500	8.28	89.17	Miss T Radlin and Mr D McIntosh have taken 1,026 sq ft (95.32 sq m) of ground-floor retail space from Wellpore Ltd on a 12 month licence agreement at £6375 pa, equating to £6.21 psf (£66.88 psm). There is the option to extend the licence agreement at £8,500 pa. Salisbury Hamer acted on behalf of Wellpore Ltd. Miss T Radlin and Mr D McIntosh were unrepresented. The quoting rent was £8,500 pa, equating to £8.28 psf (£89.17 psm). Achieved rent confirmed by



	559	Chester Road	Stretford	M16 OQW	01/06/2009	930	86	6,600	7.1	76.42	7,800	Not Disclosed	Not Disclosed	A private individual has taken 930 sq ft ( 86 sq m) of retail space from Mr. B Nevins on a three-year lease at £6,600pa, equating to £ 7.00 psf (£ 76.00 psm). 1 Stop Property Shop acted on behalf of Mr Nevins. The quoting rent was £ 7,800 pa, equating to £ 8.50 psf (£ 90.00 psm). Achieved rent confirmed by Paul Cooper at 1 Stop Property Shop. (CoStar Research 23/07/2009 )
	904	Chester Road	Stretford	M32 OPA	10/03/2008	592	55	7,500	12.67	136.38	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 592 sq ft (55.00 sq m) retail space on a three-year lease at £7,500 pa, with a Zone A rental value of £12.67 psf (£136 psm). A one months rent-free period was agreed. Thomas Willmax Ltd and Roger Hannah & Co acted on behalf of the landlord. The tenant was unrepresented. (Costar Research 22/04/08)
	239	Talbot Road	Stretford	M32 OYW	01/07/2011	1,200	111	15,000	12.5	134.55	15,000	12.5	134.55	An undisclosed tenant has taken 1,200 sq ft (111.48 sq m) of ground-floor retail and workshop space within 239 Talbot Road at £15,000 pa, equating to £12.50 psf (£134.55 psm). ABMS Properties acted on behalf of the landlord. The quoting rent was £15,000 pa, equating to £12.50 psf (£134.55 psm). Achieved rent confirmed by Mr H Ash at ABMS Properties. (CoStar Research 08/09/2011 )
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/10/2009	2,075	193	18,000	8.67	93.32	18,000	8.67	Not Disclosed	An undisclosed tenant has taken 2,075 sq ft (193 sq m) of retail space from Telereal Ltd on a ten -year lease at £18,000 pa, equating to £8.67 psf (£93.3 psm). Roger Hannah & Co acted on behalf of Telereal Ltd. The tenant was unrepresented. The quoting rent was £18,000 pa, equating to £8.67 psf (£93.3 psm). Achieved rent confirmed by John Paul Hardman at Realty Estates. (CoStar Research 14/12/2009 )
Unit 4	709	Chester Road	Stretford	M32 OQW	22/04/2010	2,322	216	19,000	8.18	88.05	33,000	14.21	Not Disclosed	Ultimate Kitchens (Cheshire) Ltd has taken 2,322 sq ft (216.64 sq m) of retail/ trade counter space within Unit 4 on a five -year lease at £19,000 pa, equating to £8.18 psf (£87.70 psm) in year one, rising to £25,000 pa, equating to £10.72 psf (£115.39 psm) in year two and thereafter. Roger Hannah & Co acted on behalf of the landlord. The quoting rent was £33,000 pa, equating to £14.21 psf (£152.32 psm). Achieved rent confirmed by Roger Hannah & Co. (CoStar Research 16/12/2011 )
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	16/12/2011	977	91	35,602	36.44	392.24	Not Disclosed	Not Disclosed	Not Disclosed	Instant Cash Loans Ltd trading as The Money Shop has taken 977 sq ft (91 sq m) of retail space from Stretford Mall Shopping Centre on a new ten-year lease at £35,600 pa, equating to a Zone A rent of £60.33 psf (649.52 psm) subject to a rent review and option to break in year five. Reid Rose Gregory acted on behalf of the joint LPA Receivers of Stretford Mall Shopping Centre. A three-month rent-free period was agreed. BNP Paribas Real Estate UK acted on behalf of Instant Cash Loans Ltd. (CoStar Research 10/07/08)
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/05/2008	1,800	167	51,000	28.33	304.94	Not Disclosed	Not Disclosed	Not Disclosed	Smiths Menswear Ltd has taken 1,800 sq ft (167 sq m) of Unit 3 retail space from Stretford Partnership on a 10-year lease at £51,000 pa equating to £28.33 psf (£305 psm), subject to five-yearly rent reviews. Churston Heard Ltd acted on behalf of Stretford Partnership. Tushingham Moore represented Smiths Menswear Ltd. (CoStar Research 10/07/08)
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	30/01/2012	2,466	229	57,500	23.32	251.02	60,000	24.33	261.89	Card Factory has taken 2,466 sq ft (229.10 sq m) of retail space at unit 97-98 Kingsway Mall on a ten year lease at £57,500 pa, subject to a rent review in year five with no break options. Reid Rose Gregory acted on behalf of Stretford Partnership. Card Factory was unrepresented. The quoting rent was £60,000 pa. Achieved rent confirmed by Gary Crompton at Reid Rose Gregory. (CoStar Research 15/03/2012 )
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	06/04/2008	6,200	576	120,000	Not disclosed	208.33	Not Disclosed	Not Disclosed	Not Disclosed	Perfect Home Ltd has taken 6,200 sq ft (576 sq m) of retail space on a lease at £120,000 pa. Churston Heard Ltd acted on behalf of the landlord. DTZ represented Perfect Home Ltd. (CoStar Research 27/05/08)
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/07/2008	Not disc	Not disc	200,000	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Poundland has taken 6,450 sq ft (599.22 sq m) of retail space from CSC (Holdings) Ltd and Prudential PLC on a ten year lease at £200,000 pa, equating to £31.00 psf (£333.77 psm). Jones Retail acted on behalf of CSC (Holdings) Ltd and Prudential PLC. Tushingham Moore acted on behalf of Poundland. Achieved rent confirmed by Richard Jones at Jones Retail.
	26	Urmston Lane	Stretford	M32 9BP	25/01/2010	470	44	Not disclosed	Not disclosed	Not disclosed	1,000	2.13	Not Disclosed	An undisclosed tenant has taken 470 sq ft (43.66 sq m) of lower ground & ground -floor retail space, within 26 Urmston lane on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £10,000 pa, equating to £2.13 psf (£22.9 psm). (CoStar Research 25/01/2010 )
	904	Chester Road	Stretford	M32 OPA	15/09/2011	378	35	Not disclosed	Not disclosed	Not disclosed	7,500	19.82	213.37	An undisclosed tenant has taken 378.35 sq ft (35.14 sq m) of retail high street space on confidential terms. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was £7,500 pa, equating to £19.82 psf (£213.37 psm). (CoStar Research 19/09/2011 )
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	15/10/2011	569	53	Not disclosed	Not disclosed	Not disclosed	31,500	55.36	595.91	Special Eyes PLC has taken 569 sq ft (52.86 sq m) of retail space within Unit 17 Stretford Mall from Stretford Partnership on a five year lease. Reid Rose Gregory acted on behalf of Stretford Partnership. There were no breaks or reviews. Special Eyes Plc was unrepresented. The quoting rent was £31,500 pa. (CoStar Research 25/10/2011 )
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	20/06/2011	2,080	193	Not disclosed	Not disclosed	Not disclosed	47,500	22.84	245.81	Snugworld Beds has taken 2,080 sq ft (193.24 sq m) of ground and first-floor retail space within Unit 65 Broady Street from Jones Lang LaSalle (LPA receivers) on a three-year FRI lease. Reid Rose Gregory acted on behalf of Jones Lang LaSalle (LPA receivers). Stretford Mall are in receivership. Snugworld Beds was unrepresented. The quoting rent was £47,500 pa, equating to £22.84 psf (£245.81 psm). Achieved deal confirmed by Gary Crompton at Reid Rose Gregory.
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/04/2011	4,575	425	Not disclosed	Not disclosed	Not disclosed	117,500	25.68	276.45	An undisclosed tenant has taken 4,575 sq ft (425 sq m) on retail space in Unit 169 on the ground floor on confidential terms. Lunson Mitchenall acted on behalf of the landlord. The quoting rent was £117,000 pa, equating to £25.68 psf (£276.45 psm). (CoStar Research 15/04/2011 )
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/03/2011	977	91	Not disclosed	Not disclosed	Not disclosed	47,500	48.62	523.3	Mint Fashion has taken 977 sq ft (90.77 sq m) of retail space at 42 Broady Street Mall, Stretford Mall Shopping Centre from LANDLORD on confidential terms. Jones Lang LaSalle was the administrator acting on behalf of THE LANDLORD. Reid Rose Gregory was the marketing agent acting on behalf of Jones Lang LaSalle. Jones Lang LaSalle represented themselves in the completion of the transaction. (CoStar Research 11/05/2011)
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/03/2011	3,890	361	Not disclosed	Not disclosed	Not disclosed	85,000	21.85	235.2	Blue Inc has taken 3,890 sq ft (361.39 sq m) of retail space at 81-82 Broady Street Mall, Stretford Mall Shopping Centre from LANDLORD on confidential terms. Jones Lang LaSalle was the administrator acting on behalf of THE LANDLORD. Reid Rose Gregory was the marketing agent acting on behalf of Jones Lang LaSalle. Blue Inc was unrepresented. Jones Lang LaSalle represented themselves in the completion of the transaction. (CoStar Research 11/05/2011)
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/03/2011	5,257	488	Not disclosed	Not disclosed	Not disclosed	90,000	17.12	184.28	Top Grade Sports Wear has taken 5,257 sq ft (488.39 sq m) of retail space at 9/10 Kingsway Mall, Stretford Mall Shopping Centre from LANDLORD on confidential terms. Jones Lang LaSalle was the administrator acting on behalf of THE LANDLORD. Reid Rose Gregory was the marketing agent acting on behalf of Jones Lang LaSalle. Jones Lang LaSalle represented themselves in the completion of the transaction. (CoStar Research 11/05/2011)
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/03/2011	2,309	215	Not disclosed	Not disclosed	Not disclosed	57,500	24.9	268.05	Specsavers Ltd has taken 2,309 sq ft (214.51 sq m) of retail space at 12 Kingsway Mall, Stretford Mall Shopping Centre from LANDLORD on confidential terms. Jones Lang LaSalle was the administrator acting on behalf of THE LANDLORD. Reid Rose Gregory was the marketing agent acting on behalf of Jones Lang LaSalle. Jones Lang LaSalle represented themselves in the completion of the transaction. (CoStar Research 11/05/2011)
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	08/12/2010	3,409	317	Not disclosed	Not disclosed	Not disclosed	47,500	13.93	Not Disclosed	An undisclosed tenant has taken 3,409 sq ft (316.7 sq m) of ground and first-floor retail space on confidential terms. Mason Owen & Partners acted on behalf of landlord. The quoting rent was £47,500 pa, equating to £13.93 psf (£149.98 psm). (CoStar Research 08/12/2010 )
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/02/2010	6,941	645	Not disclosed	Not disclosed	Not disclosed	86,000	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 6,941 sq ft (645 sq m) of ground floor retail space on confidential terms. Jones Lang LaSalle and Chetham and Mortimer acted on behalf of the landlord. The quoting rent was £86,000 pa, equating to £12.39 psf (£133.33 psm). Letting confirmed by Robert Darwen at Jones Lang LaSalle. (CoStar Research 25/02/2010 )
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	25/11/2009	1,058	98	Not disclosed	Not disclosed	Not disclosed	28,500	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 1,058 sq ft (98 sq m) of ground floor retail space on confidential terms. Jones Lang LaSalle and Cheetham and Mortimer acted on behalf of the landlord. The quoting rent was £28,500 pa, equating to £26.94 psf (£290.82 psm). Letting confirmed by Robert Darwen at Jones Lang LaSalle. (CoStar Research 25/02/2010 )
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/10/2009	1,002	93	Not disclosed	Not disclosed	Not disclosed	47,500	Not Disclosed	Not Disclosed	An unknown tenant has taken 1,002 sq ft (93 sq m) of unit 54 retail space. Jones Lang LaSalle and Cheetham Mortimer acted on behalf of the landlord. The quoting rent was £47,500 per annum. (CoStar Research 28/10/2009 )
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/10/2009	1,375	128	Not disclosed	Not disclosed	Not disclosed	65,000	Not Disclosed	Not Disclosed	An unknown tenant has taken 1,375 sq ft (128 sq m) of unit 97-98 retail space. Jones Lang LaSalle and Cheetham & Mortimer acted on behalf of the landlord. The quoting rent was £65,000 per annum. (CoStar Research 28/10/2009 )
	145	Barton Road	Stretford	M32 8DN	31/01/2013	484	45	Not disclosed	Not disclosed	Not disclosed	8,500	17.56	189.01	Home Estate Agents has taken 516 sq ft (47 sq m) of ground-floor retail space from Paul Birtles. Thomas Willmax acted on behalf of Paul Birtles. The quoting rent was £8,500 pa.
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	01/08/2012	1,347	125	30,000	22.27	239.71	40,000	29.7	319.64	British Heart Foundation has taken 1,347 sq ft (125.14 sq m) of ground-floor retail space at 32 King Street from Capital Shopping Centres plc on a 10-year lease at £30,000 pa, subject to a rent review and a tenant option to break in year five. Reid Rose Gregory acted on behalf of Capital Shopping Centres plc. Three months rent-free period was agreed. British Heart Foundation was unrepresented. The quoting rent was £40,000 pa. Achieved rent confirmed by Gary Crompton at Reid Rose Gregory.
		Winchester Road	Stretford	M32 9PU	29/02/2012	3,027	281	Not disclosed	Not disclosed	Not disclosed	23,000	7.6	81.79	One Stop have taken 3,027 sq ft (281.22 sq m) of retail space within units 1 & 2 from Trafford Housing Trust on a 15-year lease at a confidential rent. Higham & Co acted on behalf of Trafford Housing Trust. One Stop were unrepresented. The quoting rent was £23,000 pa, equating to £7.60 psf (£81.79 psm). Achieved rent confirmed by Peter Higham at Higham & Co.
Stretford Mall Shopping Centre		Chester Road	Stretford	M32 9BD	30/01/2012	2,466	229	57,500	23.32	251.02	60,000	24.33	261.89	Card Factory has taken 2,466 sq ft (229.10 sq m) of retail space at unit 97-98 Kingsway Mall on a ten year lease at £57,500 pa, subject to a rent review in year five with no break options. Reid Rose Gregory acted on behalf of Stretford Partnership. Card Factory was unrepresented. The quoting rent was £60,000 pa. Achieved rent confirmed by Gary Crompton at Reid Rose Gregory.

Trafford Centre														
Building	Street No.	Street	Locality	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
Trafford Centre		Peel Avenue		M17 8BN	01/09/2011	3,336	310	327,000	98.02	1,055.09	327,000	Not Disclosed	1,055.11	The North Face (Europe) Ltd has taken 3,336 sq ft (310 sq m) of retail space within Unit 33, 125 Peel Avenue from Puma on assignment of an existing lease expiring in May 2022 at a passing rent of £327,000 pa. An undisclosed reverse premium was paid to The North Face (Europe) Ltd. Capa acted on behalf of Puma. CBRE Group acted on behalf of The North Face (Europe) Ltd. Capital Shopping Centres Group Plc are the current owners/landlords of the centre. The quoting rent
Trafford Centre		Peel Avenue		M17 8BN	17/01/2011	2,190	203	346,500	158.22	1,703.08	346,500	158.22	Not Disclosed	Boux Avenue has taken 2,190 sq ft (203 sq m) of retail space within Unit L16 from Planet on assignment of an existing lease expiring in 27 January 2017 at a passing rent of £246,500 pa, equating to £115.82 psf (£1,703.06 psm). Leslie Perkins acted on behalf of Planet. Jones Lang Lasalle acted on behalf of Boux Avenue. The quoting rent was £346,500 pa, equating to £160.84 psf (£1,703.06 psm). Achieved rent confirmed by Guy Maude at Leslie Perkins. (CoStar Research 14/07/2010)
Trafford Centre		Peel Avenue		M17 8BN	18/02/2008	4,312	401	548,500	127.2	1,369.18	Not Disclosed	Not Disclosed	Not Disclosed	Optical Express has taken 4,312 sq ft (401 sq m) of retail space from First Choice Holidays PLC on assignment of an existing lease expiring in June 2016 at a passing rent of £548,500 pa. Capa acted on behalf of First Choice Holidays PLC. Johnson Fellows & Co represented Optical Express Ltd. Achieved rent confirmed by Karen Foster at Johnson Fellows & Co. Costar Research 02/04/08
Trafford Centre		Peel Avenue		M17 8BN	01/07/2011	1,744	162	Not disclosed	Not disclosed	Not disclosed	330,800	Not Disclosed	2,041.72	An undisclosed tenant has taken 1,744 sq ft (162 sq m) of retail space within Unit U70 on confidential terms. CWM acted on behalf of the assignor. The quoting rent was £330,800 pa. Deal confirmed by CWM. (CoStar Research 26/07/2011)
Trafford Centre		Peel Avenue		M17 8BN	18/04/2011	1,233	115	Not disclosed	Not disclosed	Not disclosed	204,500	165.86	1,785.25	David & Goliath Retail Ltd has taken 1,233 sq ft (114.55 sq m) of ground-floor retail space within Unit 4 Regent Crescent Trafford Centre from Thomas Cook Retail Ltd on assignment of an existing lease expiring in October 2013. Tushingham Moore acted on behalf of Thomas Cook Retail Ltd. Capital Shopping Centres Group Plc is the current owner of the property. The quoting rent was £204,500 pa, equating to £165.86 psf (£1,785.26 psm). Achieved rent confirmed by Kerry
Trafford Centre		Peel Avenue		M17 8BN	03/01/2011	2,530	235	Not disclosed	Not disclosed	Not disclosed	415,000	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 2,530 sq ft (235 sq m) of retail space within Unit U72 on assignment of an existing lease expiring in April 2020. CWM acted on behalf of the assignor. Deal confirmed by CWM. (CoStar Research 24/03/2011)
Trafford Centre		Peel Avenue		M17 8BN	01/06/2010	1,312	122	Not disclosed	Not disclosed	Not disclosed	275,300	209.83	2254.1	Pandora has taken 1,312 sq ft (121.88 sq m) of retail space from Space NK Ltd on assignment of an existing lease expiring in July 2013. Michael Peddar & Co acted on behalf of Space NK Ltd. Stephen Kane & Co acted on behalf of Pandora. A nine months rent free period was effectively agreed with three months on completion and the balance in circa Jan 2013. The quoting rent was £275,300 pa, equating to £209.83 psf (£2,258.62 psm). (CoStar Research 14/07/2010)
Trafford Centre		Peel Avenue		M17 8BN	01/10/2009	3,200	297	Not disclosed	Not disclosed	Not disclosed	422,600	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 3,200 sq ft (297 sq m) of retail space within unit 129-131 on confidential terms. CB Richard Ellis acted on behalf of the landlord. (CoStar Research 20/10/2009)
Trafford Centre		Peel Avenue		M17 8BN	01/02/2008	3,904	363	Not disclosed	Not disclosed	Not disclosed	338,250	Not Disclosed	932.64	Lease details confidential. (CoStar Research 19/03/08)
Trafford Centre		Peel Avenue		M17 8BN	26/06/2013	2,390	222	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	Blue Inc has taken 2,766 sq ft (256.96 sq m) of first and mezzanine floor retail space within unit U30 from The Trafford Centre Ltd on a 10 year lease at a confidential rent, subject to a rent review and tenant only break option in the fifth year. Three months rent free was agreed. Brasier Freeth acted on behalf of Blue Inc. Cushman & Wakefield acted on behalf of The Trafford Centre Ltd. Details confirmed by Russell Jerrard at Brasier Freeth.
Trafford Centre		Peel Avenue		M17 8BN	01/06/2013	3,607	335	Not disclosed	Not disclosed	Not disclosed	500,000	138.62	1,492.09	An undisclosed tenant has taken 3,607 sq ft of ground floor retail space on a sublease from Calvin Klein, expiring in May 2018, on confidential terms. CWM & Partners acted on behalf of Calvin Klein. The quoting rent was £500,000 pa, equating to £138.62 psf.
Trafford Centre		Peel Avenue		M17 8BN	14/01/2013	2,831	263	Not disclosed	Not disclosed	Not disclosed	140,000	49.45	532.3	Saffran has taken 3,345 sq ft (310 sq m) of ground-floor retail space within Unit R28 from an undisclosed landlord. Tushingham Moore LLP acted on behalf of the landlord. The quoting rent was £140,000 pa.
Trafford Centre		Peel Avenue		M17 8BN	07/01/2013	12,100	1,124	300,000	24.79	266.84	Not Disclosed	Not Disclosed	Not Disclosed	Not disclosed
	709	Chester Road		M32 0QW	27/09/2012	2,332	217	15,000	6.43	69.21	25,000	10.72	115.39	Sixt Rent-a-car has taken 2,332 sq ft (216.65 sq m) of retail space on a five-year lease at £15,000 pa in year one, rising to £20,000 pa in years two to five, subject to a rent review in year three with a tenant option to break in year two. Roger Hannah & Co acted on behalf of the landlord. The quoting rent was £25,000 pa. Achieved rent confirmed by Jackie Blomley at Roger Hannah & Co.
Chill Factore	7	Trafford Way		M41 7JA	01/02/2012	1,869	174	Not disclosed	Not disclosed	Not disclosed	60,000	32.1	345.54	Quiksilver Clothing has taken 1,869 sq ft (173.64 sq m) of ground floor retail high street space in Unit 3 on confidential terms. CBRE Ltd acted on behalf of the landlord.
<b>Other</b>														
Building	Street No.	Street	Locality	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
	136	Ashley Road	Hale	WA14 2UN	30/09/2011	812	75	12,480	15.37	165.44	11,520	14.19	152.7	A private tenant has taken 812.00 sq ft (75.44 sq m) of retail space at 136 Ashley Road, from a Private Individual on new lease at £12,480 pa, equating to £15.37 psf (£165.44 psm). Harvey Silver Hodgkinson acted on behalf of the Private Individual. The quoting rent was £11,520 pa, equating to £14.19 psf (£152.71 psm). Achieved rent confirmed by Mark Toole at Harvey Silver Hodgkinson. (CoStar Research 28/03/2012)
	315	Hale Road	Halebarns	WA15 8SS	20/10/2010	524	49	Not disclosed	Not disclosed	Not disclosed	14,000	26.72	Not Disclosed	An undisclosed tenant has taken 524 sq ft (48.68 sq m) of ground-floor retail space from on confidential terms. Regional Property Solutions Ltd acted on behalf of the landlord during the marketing phase. The terms were agreed directly between the landlord and the tenant. The quoting rent was £14,000 pa, equating to £26.72 psf (£287.59 psm). (CoStar Research 12/11/2010)
	311-313	Hale Road	Halebarns	WA15 8SS	08/06/2009	1,559	145	40,000	25.66	276.2	40,000	25.66	276.17	MRS Healthcare Ltd has taken 1,559 sq ft (144.84 sq m) of retail space from Citybranch on assignment of an existing lease expiring in July 2011 at a passing rent of £40,000 pa, equating to £25.66 psf (£276.17 psm), with a new 10 year lease commencing thereafter subject to a rent review. Cheetham & Mortimer acted on behalf of Citybranch. The assignee was unrepresented. Citybranch is the current owner/landlord of the property. The quoting rent was £40,000 pa, equating to £25.66 psf (£276.17 psm).
	16	Victoria Road	Hale	WA15 9AD	19/09/2011	675	63	Not disclosed	Not disclosed	Not disclosed	12,500	Not Disclosed	199.33	An undisclosed tenant has taken 675 sq ft (62 sq m) of retail space within 16 Victoria Road from an undisclosed landlord on confidential terms. Meller Braggins acted on behalf of the landlord. The quoting rent was £12,500 pa. Confirmed by Phyllis Walkden at Meller Braggins. (CoStar Research 19/09/2011)
	214	Ashley Road	Hale	WA15 9SN	13/06/2008	4,889	454	80,000	16.36	176.1	Not Disclosed	Not Disclosed	Not Disclosed	Picalini's Restaurant has taken 4,889 sq ft (454.20 sq m) of retail space from A. Sinclair on a ten-year lease at £80,000 pa, subject to a rent review and an option to break in year five. No rent-free period was agreed. Berkeley Brown acted on behalf of A. Sinclair. The tenant representative is unknown. (CoStar Research 19/06/08)representative
	8	Woodfield Road	Broadheath	WA14 4EU	01/11/2010	1,384	129	6,000	Not disclosed	Not disclosed	6,000	Not Disclosed	Not Disclosed	Good to be wet has taken 1,384 sq ft (129 sq m) of retail space on a three year lease at £6,000 pa, with an option to break in year one. Regional Property Solutions Ltd acted on behalf of the landlord. No rent-free period was agreed. Good to be wet was unrepresented. Achieved rent confirmed by Daniel Lee at Regional Property Solutions Ltd. (CoStar Research 18/01/2011)
	625	Stretford Road		M16 0QN	01/10/2008	880	82	9,251	10.51	113.13	9,750	11.08	119.27	An undisclosed tenant has taken 880 sq ft (82 sq m) of retail space on a three-year lease at £9,251 pa, equating to £10.51 psf (£113.13 psm). Roger Hannah & Co acted on behalf of landlord. The quoting rent was £9,750 pa, equating to £11.08 psf (£119.27 psm). Achieved rent confirmed by Katie Roberts at Roger Hannah & Co.
	8	Woodfield Road	Broadheath	WA14 4EU	01/11/2010	1,384	129	6,000	Not disclosed	Not disclosed	6,000	Not Disclosed	Not Disclosed	Good to be wet has taken 1,384 sq ft (129 sq m) of retail space on a three year lease at £6,000 pa, with an option to break in year one. Regional Property Solutions Ltd acted on behalf of the landlord. No rent-free period was agreed. Good to be wet was unrepresented. Achieved rent confirmed by Daniel Lee at Regional Property Solutions Ltd. (CoStar Research 18/01/2011)
	21-27	Hall Road	Bowdon	WA14 3AY	22/07/2011	1,500	139	23,000	15.33	165.01	22,000	14.67	157.88	An undisclosed tenant has taken 1,500 sq ft (139 sq m) of ground and first floor retail space within 21 and 21A Hall Road from Forward Property Group on a 10 year lease at £23,000 pa, equating to £15.33 psf (£165.05 psm), subject to a rent review in year six and an option to break in year three. Forward Property group represented themselves. The tenant was unrepresented. The quoting rent was £22,000 pa. Achieved rent confirmed by Chris Wright at Forward Property
	21-27	Hall Road	Bowdon	WA14 3AY	03/01/2011	500	46	10,000	Not disclosed	Not disclosed	10,000	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 500 sq ft (46.45 sq m) of ground-floor retail space at no 23 on a three-year lease at £10,000 pa from Forward Property Group. Forward Property Group represented themselves. The tenant was unrepresented. The quoting rent was £10,000 pa. Achieved rent confirmed by Chris Wright at Forward Property Group. (CoStar Research 12/01/2011)

	96	Park Road	Timperley	WA15 9LF	01/03/2009	465	43	10,000	21.51	231.53	Not Disclosed	Not Disclosed	Not Disclosed	Mrs Jacqueline O'Neil has taken 465 sq ft (43 sq m) of retail space on a three year lease at Â£10,000 pa, equating to Â£21.50 psf (Â£231.48 psm). Regional Property Solutions Ltd acted on behalf of the landlord. Mrs Jacqueline O'Neil was unrepresented. Achieved rent confirmed by Ben Gregory at Regional Property Solutions Ltd. (CoStar Research 29/04/2009 )
	110a	Park Road	Timperley	WA15 6TE	30/10/2009	469	44	Not disclosed	Not disclosed	Not disclosed	7,500	15.99	Not Disclosed	An undisclosed tenant has taken 469sq ft (43.57 sq m) of ground-floor retail & office space, within 110A park Road on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was Â£7,500 pa, equating to Â£15.99 psf (Â£172.13 psm). (CoStar Research 05/11/2009 )
	110a	Park Road	Timperley	WA15 6TE	01/08/2008	550	51	7,500	13.64	146.82	7,500	13.64	146.77	An undisclosed tenant has taken 550 sq ft (51 sq m) of retail space on a three -year lease at Â£7,500 pa, with a Zone A rental value of Â£13.64 psf. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was Â£7,500 pa. Achieved rent confirmed by Hillary Clode at Thomas Willmax Ltd.
1 Charles Court		Thorley Lane	Timperley	WA15 7BN	11/05/2009	517	48	12,500	24.18	260.27	18,000	34.82	Not Disclosed	Mr. Mugeen has taken 517 sq ft (48.03 sq m) of ground floor retail space from Holland Murray Group on a two year and seven months lease at Â£12,500 pa, equating to Â£24.17 psf (Â£260.25 psm) in year one, rising to Â£13,500 pa, equating to Â£26.11 psf (Â£281.07 psm) in year two. subject to no rent review with a mutual option to break in year two. Two months rent free was agreed. Legat Owen acted on behalf of Holland Murray Group. Mr. Mugeen was unrepresented.
2 Charles Court		Thorley Lane	Timperley	WA15 7BN	09/02/2012	347	32	14,000	40.35	434.33	15,000	43.23	465.26	An undisclosed tenant has taken 347 sq ft (32.24 sq m) of retail space from Hollins Murray Group Ltd (The) on a 20 year FRI lease at Â£14,000 pa, equating to Â£40.35 psf (Â£434.28 psm), subject to a rent review in year five and a landlord option to break, also in year five. Legat Owen acted on behalf of Hollins Murray Group Ltd (The). Two months rent-free period was agreed. The tenant was unrepresented. The quoting rent was Â£15,000 pa, equating to Â£43.23 psf
	222	Stockport Road	Timperley	WA15 7UA	11/12/2010	141	13	3,540	25.11	270.28	3,540	25.11	Not Disclosed	An undisclosed tenant has taken 141 sq ft (13.1 sq m) of ground-floor retail space at a rental of Â£3,450 pa on confidential terms. Main & Main acted on behalf of the landlord during the marketing phase. The terms were agreed directly between the landlord and the tenant. The quoting rent was Â£3,450 pa. (CoStar Research 04/02/2011 )
	236	Stockport Road	Timperley	WA15 7UN	26/05/2011	517	48	20,000	38.68	416.35	16,000	30.95	333.13	An undisclosed tenant has taken 517 sq ft (48.03 sq m) of office space from an undisclosed landlord on a 10 year lease at Â£20,000 pa, equating to Â£30.94 psf (Â£333.12 psm), subject to a rent review every three years. Thomas Willmax Ltd acted on behalf of landlord. The quoting rent was Â£16,000 pa, equating to Â£30.94 psf (Â£333.12 psm). Achieved rent confirmed by Tracy Casey at Thomas Willmax Ltd. (CoStar Research 16/06/2011 )
	381	Stockport Road	Timperley	WA15 7UR	01/11/2008	1,141	106	8,950	7.84	84.39	8,950	7.84	84.43	An unnamed tenant has taken 1,141 sq ft (106 sq m) of retail space from an unnamed landlord on a 6 year lease at Â£8,950 pa, equating to Â£7.84 psf (Â£84.43 psm), subject to a rent review in year 3. Morrison Property Services acted on behalf of landlord. The tenant and their representaives details are confidential. The quoting rent was Â£8,950 pa, equating to Â£7.84 psf (Â£84.43 psm). Achieved rent confirmed by Judy at Morrison Property Services.

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Size SqFt	Size SqM	Achieved Rent (£)	Achieved Rent (£ per Sq Ft)	Achieved Rent (£ per Sq M)	Asking Rent (£)	Asking Rent (£ per Sq Ft)	Asking Rent (£ per Sq M)	Notes
Former Mfi Unit		George Richards Way	Altrincham Retail Park	Altrincham	WA14 5GR	01/07/2010	20,000	1,858	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	TK Maxx has taken 20,000 sq ft (1,858 sq m) of retail space on a confidential lease. (CoStar Research 18/03/2011 )
		George Richards Way	Units 2-10 Altrincham Retail	Altrincham	WA14 5GR	26/07/2011	15,069	1,400	Not disclosed	Not disclosed	Not disclosed	Not Disclosed	Not Disclosed	Not Disclosed	has taken 15,069 sq ft (1,399.96 sq m) of retail space within unit 7 from the landlord. Details confirmed by David Amoir at Third Sector Properties.
	12	Navigation Road		Altrincham	WA14 1NF	04/04/2011	465	43	5,100	10.97	118.08	Not Disclosed	Not Disclosed	Not Disclosed	An undisclosed tenant has taken 465 sq ft (43 sq m) of retail space at £5,100pa, equating to £10.97 psf (£118.06 psm). Craven Properties acted on behalf of the landlord. (CoStar Research 13/04/2011 )
Former Arc Car Wash		Chester Road		Manchester	M32 8HF	01/12/2009	1,248	116	n/a	n/a	n/a	n/a	n/a	n/a	M.B. Properties Ltd has purchased the freehold interest in 1,248 sq ft (116 sq m) of retail space from IMO Car Wash Group Ltd for £260,000. Nigel Lawrence Partnership acted on behalf of IMO Car Wash Group Ltd. M.B. Properties Ltd were unrepresented. The quoting price was £250,000. Achieved price confirmed by Robin Lawrence at Nigel Lawrence Partnership. (CoStar Research 08/12/2009 )
	17	Village Way		Manchester	M17 1QG	12/04/2011	1,302	121	n/a	n/a	n/a	n/a	n/a	n/a	An undisclosed purchaser has acquired the freehold interest in 1,302 sq ft (120.60 sq m) of Retail space from an undisclosed vendor for £425,000 as an investment. The property is let to Subway Realty Limited on a 15 year FRI lease. GVA acted on behalf of the vendor. (CoStar Research 24/05/2011 )
	17	Village Way		Manchester	M17 1QG	08/07/2010	1,302	121	40,000	30.72	330.67	Not Disclosed	Not Disclosed	Not Disclosed	Subway has taken 1,302sq ft (120.97 sq m) of ground-floor retail space on a 15-year lease at £40,000 pa, equating to £30.72 psf (£330 psm), subject to a rent review every five years, and a tenants only break option at the end of years 5 and 10 on six months notice.
		Winchester Road	Units 1-4	Stretford	M32 9PU	29/02/2012	3,027	281	Not disclosed	Not disclosed	Not disclosed	23,000	7.6	81.79	One Stop have taken 3,027 sq ft (281.22 sq m) of retail space within units 1 & 2 from Trafford Housing Trust on a 15-year lease at a confidential rent. Higham & Co acted on behalf of Trafford Housing Trust. One Stop were unrepresented. The quoting rent was £23,000 pa, equating to £7.60 psf (£81.79 psm). Achieved rent confirmed by Peter Higham at Higham & Co. (CoStar Research 09/03/2012 )
		Winchester Road	Units 1-4	Stretford	M32 9PU	11/04/2011	1,500	139	Not disclosed	Not disclosed	Not disclosed	9,000	6	64.59	Trafford Borough Council has taken 1,500 sq ft (139.35 sq m) of ground-floor retail space within Unit 4 Winchester Road from Trafford Housing Trust Ltd on confidential terms. Higham & Co acted on behalf of Trafford Housing Trust Ltd. Trafford Borough Council was unrepresented. The quoting rent was £9,000 pa, equating to £6.00 psf (£64.58 psm). Achieved rent confirmed by Peter Higham at Higham & Co. (CoStar Research 13/04/2011 )
	362	Barton Road		Stretford	M32 9RL	01/11/2011	765	71	Not disclosed	Not disclosed	Not disclosed	10,500	13.73	147.74	Liberty Funeral Care have taken 765 sq ft (71.07 sq m) of retail space from an undisclosed landlord on a confidential lease. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £10,500 pa, equating to £13.73 psf (£147.74 psm). Deal information confirmed by Liberty Funeral Care. (CoStar Research 23/02/2012 )
Retail Unit		Edge Lane		Stretford	M32 8HN	23/08/2011	955	89	9,500	9.95	107.1	9,000	9.42	101.44	Rabbani & Son Ltd has taken 955 sq ft (88.72 sq m) of retail space on a 25 year lease at £9,500 pa subject to a five yearly rent review and an option to break in year three and five. Leslie Roberts & Co acted on behalf of the landlord. The quoting rent was £9,000 pa. Achieved rent confirmed by Aaron Peden at Leslie Roberts & Co. (CoStar Research 13/09/2011 )
	1242-1244	Chester Road		Stretford	M32 8WB	28/08/2009	1,285	119	12,000	9.34	100.54	12,000	Not Disclosed	Not Disclosed	Cash Generators have taken 1,285 sq ft (119.37 sq m) of retail space from an undisclosed landlord on a sublease expiring in December 2012 at £12,000 pa, equating to £9.33 psf (£100.52 psm). King Sturge acted on behalf of the landlord. Cash Generators were unrepresented. The quoting rent was £12,000 pa, equating to £9.33 psf (£100.52 psm). Achieved rent confirmed by Richard Padley at King Sturge. (CoStar Research 21/09/2009 )
Old Cock	1300	Chester Road		Stretford	M32 9AU	10/01/2009	3,265	303	n/a	n/a	n/a	n/a	n/a	n/a	JW Printing LTD has purchased the freehold interest in 3,265 sq ft (303.33 sq m) of retail space from Enterprise Inns PLC for £400,000. Fawley Watson Booth acted on behalf of the vendor. JW Printing LTD was unrepresented. The quoting price was £400,000. Achieved price confirmed by Chris Young at Fawley Watson Booth.
	1302	Chester Road		Stretford	M32 9AU	23/12/2010	2,292	213	50,000	21.82	234.87	Not Disclosed	Not Disclosed	Not Disclosed	Mr Tahir Mahmood has taken 2,292 sq ft (213 sq m) of retail space from Alan Hefferan Car Sales on a five-year lease at £50,000 pa. Mr Tahir Mahmood was unrepresented. DTZ acted on behalf of Alan Hefferan Car Sales. Achieved rent confirmed by Alex Smylie at DTZ. (CoStar Research 17/01/2011 )
Floors 2 Go	770	Chester Road		Stretford	M32 0FF	01/01/2009	21,640	2,010	50,000	2.31	24.86	Not Disclosed	Not Disclosed	Not Disclosed	private investor on a five-year lease at £50,000 pa, equating to £2.31 psf (£24.87 psm). King Sturge acted on
Stamford Brook Shopping Centre		Sinderland Road		Altrincham	WA14 5EU	01/01/2010	1,000	93	20,000	20	215.28	20,000	20	Not Disclosed	Johnsons has taken 1,000 sq ft (93 sq m) of retail space from Cinderland Properties on confidential terms at £20,000 pa, equating to £20.00 psf (£215.28 psm). Regional Property Solutions and Savills acted on behalf of Cinderland Properties. The quoting rent was £20,000 pa, equating to £20.00 psf (£215.28 psm). Achieved rent confirmed by Daniel Lee at Regional Property Solutions. (CoStar Research 31/08/2010 )
Stamford Brook Shopping Centre		Sinderland Road		Altrincham	WA14 5EU	01/12/2009	1,000	93	20,000	20	215.28	20,000	20	Not Disclosed	LSM Flooring has taken 1,000 sq ft (93 sq m) of retail space from Cinderland Properties on confidential terms at £20,000 pa, equating to £20.00 psf (£215.28 psm). Regional Property Solutions and Savills acted on behalf of Cinderland Properties. The tenant was unrepresented. The quoting rent was £20,000 pa, equating to £20.00 psf (£215.28 psm). Achieved rent confirmed by Daniel Lee at Regional Property Solutions. (CoStar Research 31/08/2010 )
		Sinderland Road	Units 1 & 3	Altrincham	WA14 5EU	01/09/2008	3,500	325	35,000	10	107.64	40,000	11.43	123.02	Cheshire Tile Studio has taken 3,500 sq ft (325.16 sq m) of retail showroom space from Mr Alan Brunner on a 5-year lease at £35,000 pa, equating to £10.00 psf (£107.64 psm). WT Gunson acted on behalf of Mr Alan Brunner. Cheshire Tile Studio was unrepresented. The quoting rent was £40,000 pa, equating to £11.43 psf (£123.02 psm). Achieved rent confirmed by Simon Fraser at WT Gunson.
Chill Factore	7	Trafford Way		Manchester	M41 7JA	01/02/2012	1,869	174	Not disclosed	Not disclosed	Not disclosed	60,000	Not Disclosed	345.54	An undisclosed tenant has taken 1,869 sq ft (173.64 sq m) of ground floor retail high street space in Unit 3 on confidential terms. CBRE Ltd acted on behalf of the landlord. (CoStar Research 20/02/2012 )
Chill Factore	7	Trafford Way		Manchester	M41 7JA	01/05/2009	2,982	277	Not disclosed	Not disclosed	Not disclosed	85,000	28.5	Not Disclosed	Unit 11 has been let on confidential terms. (CoStar Research 26/06/2009 )
Chill Factore	7	Trafford Way		Manchester	M41 7JA	01/05/2009	597	55	Not disclosed	Not disclosed	Not disclosed	26,000	43.55	Not Disclosed	Unit 9b has been let on confidential terms. (CoStar Research 26/06/2009 )
	7	Higher Road		Manchester	M41 9AB	25/08/2009	366	34	Not disclosed	Not disclosed	Not disclosed	11,500	31.42	Not Disclosed	An undisclosed tenant has taken 366 sq ft (34 sq m) of ground, first & second-floor retail space on confidential terms. Jets Estate Agents acted on behalf of the landlord. The quoting rent was £11,500 pa, equating to £31.42 psf (£338.21 psm). (CoStar Research 22/09/2009 )
Trafford Retail Park		Trafford Park Road	Units 1-8	Manchester	M41 7FN	07/09/2009	10,288	956	205,760	20	215.28	Not Disclosed	Not Disclosed	Not Disclosed	Pets at Home has taken 10,288 sq ft (956 sq m) of retail space from Peel Holdings PLC on a ten year lease at £205,760 pa, equating to £20.00 psf (£215.28 psm), subject to an option to break in year six. BNP Paribas Real Estate and Savills acted on behalf of Peel Holdings PLC. King Sturge acted on behalf of Pets at Home. Achieved rent confirmed by Ian Hare at BNP Paribas Real Estate. (CoStar Research 16/09/2009 )
	615 - 617	Stretford Road		Manchester	LANCASHIRE	M16 0QA	2,532	235	18,000	7.11	76.53	22,500	8.89	95.65	Viar Ltd has taken 2,532 sq ft (235 sq m) of ground floor retail space on a six year lease at £18,000 pa, subject to a tenant option to break in year three. Thomas Willmax Ltd and Hallams Property Consultants LLP acted on behalf of the landlord. One month rent-free period was agreed. The quoting rent was £22,500 pa. Achieved rent confirmed by Daniel Rodgers at Hallams Property Consultants LLP.
	2a	Railway Road		Manchester	LANCASHIRE	M41 0XL	6,560	609	24,000	3.66	39.4	Not Disclosed	Not Disclosed	Not Disclosed	Mr Thomas Bridgewood has taken 6,560 sq ft (609.44 sq m) of retail space on a three-year lease at £24,000 pa. Roger Hannah & Co acted on behalf of the landlord. The quoting rent was £25,000 pa. Achieved rent confirmed by Jackie Blomley at Roger Hannah & Co.

	709	Chester Road	Unit 4	Manchester	LANCASHIRE	M32 0QW	2,332	217	15,000	6.43	69.21	25,000	10.72	115.39	Sixt Rent-a-car has taken 2,332 sq ft (216.65 sq m) of retail space on a five-year lease at £15,000 pa in year one, rising to £20,000 pa in years two to five, subject to a rent review in year three with a tenant option to break in year two. Roger Hannah & Co acted on behalf of the landlord. The quoting rent was £25,000 pa. Achieved rent confirmed by Jackie Blomley at Roger Hannah & Co.
	188a	Shrewsbury Street		Manchester	LANCASHIRE	M16 7WU	743	69	Not disclosed	Not disclosed	Not disclosed	12,000	16.15	173.84	An undisclosed tenant has taken 743 sq ft (69 sq m) of ground floor retail space on confidential terms. Thomas Willmax Ltd acted on behalf of the landlord. The quoting rent was £12,000 pa, equating to £16.15 psf (£174 psm).
	621	Stretford Road		Manchester	LANCASHIRE	M16 0QN	1,071	99	13,000	12.14	130.67	12,000	11.2	120.6	Mr Tsakiris has taken 1,071 sq ft (99 sq m) of retail space from Mrs Asghar on a 10-year lease at £13,000 pa, subject to a rent review every three years and an option to break in year five. WT Gunson acted on behalf of Mrs Asghar. Three months rent-free period was agreed. The quoting rent was £12,000 pa. Achieved rent confirmed by Lesley Stephens at WT Gunson.
	6 - 8	Seymour Grove		Manchester	LANCASHIRE	M16 0LH	698	65	9,600	13.75	148.01	Not Disclosed	Not Disclosed	Not Disclosed	Grove News has taken 698 sq ft (64 sq m) of ground-floor retail space within 8 Seymour Grove from an undisclosed landlord at £9,600 pa. Achieved rent confirmed by investment schedule from WT Gunson.
	34	Manchester Road		Manchester	LANCASHIRE	M21 9PH	1,486	138	12,000	8.08	86.97	12,000	8.08	86.93	Mr David Hodgkinson has taken 1,486 sq ft (138.05 sq m) of retail space from Mr W Akhtar on a five year lease at £12,000 pa, with no breaks or reviews. Wt Gunson and Rent Smart Commercial acted on behalf of Mr W Akhtar. A three month rent-free period was agreed. Mr David Hodgkinson was unrepresented. The quoting rent was £12,000 pa. Achieved rent confirmed by Vicki Fendall at WT Gunson.
	350	Barlow Moor Road		Manchester	LANCASHIRE	M21 8AZ	949	88	8,400	8.85	95.26	10,800	11.38	122.5	An undisclosed tenant has taken 949 sq ft (88.16 sq m) of retail space on a five year lease at £8,400 pa, subject to an option to break after two and a half years. Pad4u acted on behalf of the landlord. A three month rent-free period was agreed. The tenant was unrepresented. The quoting rent was £10,800 pa. Achieved rent confirmed by Luke Elston at Pad4u.