

Lease Assignment Fact Sheet – *Reference purposes only, please refer to original lease document*

Property	46-50 Standard Road, Park Royal, London, NW10 6EU
Size	18,520 sq ft (1,720.54 sq m)
Passing Rent	£268,540 per annum (£14.50 psf) plus VAT paid quarterly in advance
Rent Deposit	To be determined subject to the financial strength of any interested party
Lease Term	From and including 10 th March 2010 to and including 9th March 2030
Break Clause	None remaining
Rent Review(s)	Next review 10 th March 2025
Security of Tenure <i>(inside or outside the provisions of the 1954 Landlord & Tenant Act)</i>	Inside
Service Charge	Approx. £541 plus VAT per quarter. Figure may be subject to change
Business Rates	Rateable value: £124,000 Rates payable: £63,488 per annum approx..
Permission to Assign the lease	Yes
Authorised Guarantee Agreement (AGA)	Yes
Repairing Obligations	Full repairing and insuring lease
Photographic Schedule of Condition	No
Dilapidations reinstatement:	Yes