

## Tenancy Schedule

Unit	Size (sq ft)	Tenant	Lease Start Date	Lease End Date	Break Dates	Current Rent pa	Comments
1	8,850	Ecolab Limited	14/10/2021	13/10/2031	14/10/2026	£59,000.00	Subject to a schedule of condition. The Landlord is responsible for the structure.
2	1,887	MF Transport	09/07/2025	08/07/2030	N/A	£18,890.00	Tenant is a sole trader, operating as a storage & distribution / logistics business. Lease includes guarantor provisions by Alikraft Ltd.
3	1,398	Fusion Office Limited	06/06/2023	05/06/2028	N/A	£12,600.00	Lease includes a personal consent for Fusion Office Limited to use the property for ancillary online alcohol sales in addition to their main use of the storage and distribution of office equipment. Security of tenure excluded.
4	1,819	Wolseley UK Limited	TBC	TBC	Tenant has been granted the right to break the lease at the end of the third anniversary of the lease	£18,800.00	Terms have been agreed for a 5-year lease inside the Security of Tenure Provisions (s24-28) of the Landlord & Tenant Act 1954.
					<b>Gross Income</b>	<b>£109,290.00</b>	