TENANT	ADDRESS	Size	LEASE START	TERM	LEASE EXPIRY	BASE RENT	Rate psf	NEXT RR/LR	ERV	BREAK OPTION	L/T	NOTICE PERIOD	EX ACT	COMMENTS
Enterprise Rent a Car UK Ltd	51 West Way, Botley	2,179 sq ft (1,068 ITZA)	08/05/2018	20	07/05/2038	£40,000	£18.36	08/05/2028	£46,849	L - from 08/05/23 T - rolling from commencement	L or T	12+ months	Yes	Lease subject to schedule of condition. Landlord has a development break from 2023 whilst Tenant has a rolling break at any time - both on 12+ months notice.
Enterprise Rent a Car UK Ltd	53 West Way, Botley	Office: 268 Reception: 140 Mess Room: 367 Warehouse: 4,056 Total = 4,831	29/09/2009	20	28/09/2029	1st 5 yrs £22,750 2nd 5 yrs £27,300 3rd 5 yrs £32,700 4th 5 yrs £39,312	£8.14	28/09/2029	£50,726	Rolling throughout term	L or T	12+ months	Yes	If Landlord serves its break in first yr, compensation will be £20,000. In each year thereafter compensation is reduced by £1,000 pa
Completely Care Recruitment Consultants Ltd	53A West Way, Botley	2,353	27/04/2023	10	26/04/2033	£27,375	£11.63	27/04/2028	£42,354	27/04/2028	T	6+ months	Yes	
Jubilee Personnel Services Ltd	Suite 1, 53 West Way, Botley	635	01/01/2022	4	31/12/2026	£13,500	£21.26	-	£14,500	01/01/2025	L or T	6+ months	Yes	Jubilee will be vacating at lease end. Care Outlook Ltd have suggested, subject to contract that they would like to take this suite as additional space.
Care Outlook Ltd	Suite 2, 53 West Way, Botley	1078	18/12/2020	7	17/12/2027	£25,000	£23.19	-	£25,000				Yes	
Vacant	Suite 3, 53 West Way, Botley	573	-	-	-	-		-	£13,250	-	-	-	-	Currently occupied by the Landlord to be vacated upon completion.
		11,649				£145,187			£192,678					