

TENANCY SCHEDULE SEPTEMBER 2026 - NEWTON COURT, RANKINE ROAD, BASINGSTOKE, HAMPSHIRE, RG24 8GF

The estate is let in accordance with the tenancy information below:

UNIT	TENANT	SIZE (SQ FT)	LEASE START	REVIEW DATE	BREAK CLAUSE	LEASE EXPIRY	RENT PAX	RENT PER SQ FT	COMMENTS
1	Sparfax International Ltd	5,379	04/12/2024	05/12/2029	04/12/2029	03/12/2034	£70,000	£13.01	Excludes storage mezzanine platform. Outside the Landlord & Tenant Act 1954 Part II (as amended).
2	Therapak Pharma Services Ltd	5,218	25/03/2025	25/03/2030	25/03/2028 & 25/03/2031	24/03/2035	£74,550	£14.29	2028 Break Penalty £37,237 Plus VAT. Outside the Landlord & Tenant Act 1954 Part II (as amended).
3	Therapak Pharma Services Ltd	3,314	25/03/2025	25/03/2030	25/03/2028 & 25/03/2031	24/03/2035	£46,886	£14.15	2028 Break Penalty £23,433 Plus VAT. Outside the Landlord & Tenant Act 1954 Part II (as amended).
4	EC Electronics Ltd	5,628	03/06/2024	03/06/2029	03/06/2026 & 03/06/2029	02/06/2034	£67,908	£12.07	Excludes storage mezzanine platform. Outside the Landlord & Tenant Act 1954 Part II (as amended)
COMBINED TOTAL RENT							£259,344		
LESS GROUND RENT (£33,535 PA)							£225,809		

Lease documents are available upon request.