



CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

UNIT 2 SEACROFT

OCCUPTIONAL COST COMPARISON *(based on units 160,000 sq ft)*

	RENT PA	LIKELY RATES PAYABLE	TOTAL PA
New build unit	£1,320,000	£660,000	£1,980,000
Modern existing	£1,200,000	£600,000	£1,800,000
Seacroft 2	£ 840,000	£303,923	£1,143,923

Therefore a saving off circa: -

£826,077 pa against new build

£656,077 pa against quality existing

We also have the benefit of enhanced power supply which would cover over £2m to acquire elsewhere.