



Tenancy Schedule
Old Stratford Business Park, Falcon Drive, Old Stratford, Milton Keynes, MK19 6FG

Unit	Tenant	Use	Area (Sq Ft)	Lease Start	Lease Expiry	Rent Per Annum	Rent Per Sq Ft	Break Clause	Rent Deposit	Rent Review	1954 Act	Service Charge Per Annum	Rateable Value	Rates Payable Per Annum (Small Business UBO)	EPC	Comments
Unit A - Sold Off Long Leasehold																
Unit B - Ground	Vacant	Office	762									£2,359.62	£7,700	£3,842	C - 53	
Unit B - First	Vacant	Office	762									£2,359.62	£7,600	£3,792		
Unit C - Ground	Strainsense Limited	Office	1,891	22/07/2019	21/07/2025	£24,600	£13.01	Tenant break 21/07/2022 6 month notice	£2,200	22/07/2022	Outside	£4,300.99	£9,300	£4,641	B - 49	
Unit C, First Floor - Sold Off Long Leasehold																
Unit D - Sold Off Long Leasehold																
Unit E - Ground	Noa Recruitment Ltd	Office	996	21/12/2020	20/12/2025	£13,500	£13.55		£3,900		Outside	£2,679.21	£10,000	£4,990		The tenant paid a sum of £25,000+ VAT in advance to cover the cost of the fixed rental uplift 21/12/20-20/12/23. This rent will therefore be "topped up" by the Vendor to the stated annual rent as part of the sale.
Unit E - First & Unit F - First	Oriflame Cosmetics UK Limited	Office	1,992	01/07/2018	30/06/2023	£23,616	£11.86	30/03/2020 3 month notice	£7,085	01/07/2021 (Outstanding)	Outside	£5,353.81	£19,250	£9,606		Tenant break clause Previous EPC (B-43) expired October 2021
Unit F - Ground	Stemax Consult Healthcare Services Limited	Physio clinic	996	23/10/2018	22/10/2028	£11,808	£11.86	22/10/2021; 22/10/2023; 22/10/2025; 22/10/2027 6 month notice	£1,968	23/10/2023	Outside	£2,679.21	£10,000	£4,990		Previous EPC (B-44) expired October 2021
Unit G - Ground		Office	1,008									2578.06	10750	£5,364	C - 52	
Unit G - First	Vacant	Office	984									£2,678.06	£10,000	£4,990		
Unit H - Ground	Vacant	Office	1,066									£2,773.82	£10,000.00	£4,990	C - 64	
Unit H - First	Vacant	Office	1,066									£2,773.82	£10,750	£5,364	B - 44	
Total			11,523			£73,524			£18,591			30,636.23			The whole property has an EPC rating of C-53	