



**Lambert
Smith
Hampton**

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Yield and void matrix: Q1 2015

Asset Class	Void Period (months)	Rent Free Period (months)	Typical Lease length	Prime Headline Rent									
					Prime covenant			National and strong regional covenant			Small companies and private individuals		
					1	10	25	1	10	25	1	10	25
London/M25 industrial (prime)	13	12	10 years*	£15.00	8.50	5.25	5.00	8.75	6.50	6.00	9.00	8.00	7.50
London/M25 industrial (secondary)	20	12	10 years*	£10.00	10.00	7.00	6.00	10.50	8.00	7.00	10.50	9.50	8.50
Regional and suburban (prime)	14	12	10 years*	£10.00	9.00	6.25	5.75	9.50	7.50	6.75	10.00	9.00	8.00
Regional and suburban (secondary)	24	18	10 years*	£6.50	10.50	7.50	7.00	11.50	9.00	8.00	12.00	9.50	9.00
Regional and suburban (tertiary)	30	21	10 years*	£4.00	13.00	11.00	9.50	14.00	12.00	11.00	14.50	13.00	12.00
City/Midtown offices (prime)	6	9	10 years	£62.50	6.50	5.00	4.25	6.75	5.75	5.25	7.00	6.50	6.00
City/Midtown offices (secondary)	9	12	10 years*	£55.00	8.00	6.50	6.00	8.25	7.00	6.25	8.50	7.75	6.75
West End offices (prime)	6	6	10 years	£115.00	5.50	4.00	3.75	5.75	4.50	4.25	6.00	5.25	5.00
West End offices (secondary)	9	10	10 years*	£85.00	6.75	5.50	4.75	7.00	6.00	5.75	7.25	6.50	6.00
Regional and suburban (prime)	12	12	10 years	£30.00	8.75	5.75	5.00	9.00	6.50	6.00	9.25	8.25	7.50
Regional and suburban (secondary)	18	18	5 years	£22.00	9.75	7.50	6.25	11.25	8.75	7.25	11.50	9.75	9.00
Regional and suburban (tertiary)	28	28	3 years	£14.00	13.00	9.00	7.75	13.50	10.00	9.00	14.00	12.00	11.00
High street retail (prime)	12	12	10 years	–	6.75	5.00	4.50	7.00	5.50	5.00	7.25	6.00	5.75
High street retail (good secondary)	18	18	10 years	–	8.00	6.75	6.00	8.25	7.25	6.50	8.50	8.00	7.25
High street retail (secondary)	20	18	5 years	–	10.00	8.50	7.25	10.25	8.75	8.25	10.50	9.25	9.00
Shopping centres (prime)	15	12	10 years	–	7.75	5.25	4.75	8.00	5.75	5.50	8.25	7.00	6.50
Shopping centres (secondary)	21	15	5 years	–	10.00	7.50	6.50	10.25	8.00	7.25	10.75	9.00	8.25
Shopping centres (tertiary)	30	24	5 years	–	12.00	9.00	8.50	12.50	10.00	9.25	13.00	11.00	10.00
Retail warehousing (prime)	12	12	10 years	–	7.00	5.75	4.75	7.25	6.00	5.75	7.50	6.75	6.50
Retail warehousing (secondary)	21	15	5 years	–	9.00	7.00	6.50	9.25	7.50	7.00	9.75	8.50	8.00
Department stores	21	18	25 years	–	8.00	6.50	5.75	9.00	7.00	6.50	9.25	8.00	7.50
Supermarkets	12	9	25 years	–	7.00	5.00	4.25	7.25	6.50	5.25	7.75	7.00	6.50
High street leisure (prime)	15	12	20 years	–	8.50	6.50	6.00	9.00	7.25	6.75	9.25	8.25	8.00
High street leisure (secondary)	21	18	10 years	–	10.00	8.00	7.25	10.50	8.75	8.25	11.00	10.00	9.00
Out of town leisure (prime)	15	12	20 years	–	8.50	6.75	6.25	9.50	8.00	7.25	10.00	8.75	8.25
Out of town leisure (secondary)	24	18	10 years	–	10.50	8.50	7.75	11.00	9.25	8.75	11.50	10.50	10.00
Hotel	18	12	25 years	–	8.75	7.00	5.50	9.25	7.75	6.75	11.50	11.00	10.00
Other	18.11	15.70	–	–	9.50	7.25	6.25	10.25	8.25	7.50	10.50	9.50	9.00

*Break at 5 years

About us

At Lambert Smith Hampton, our clients mean a lot to us. Our success and reputation depends on how we contribute to their success and reputation. So why do our clients choose us? There are many reasons, but chief amongst them is that we're unashamedly and single-mindedly focused on the UK and Ireland. This means that we're on the ground, in the thick of it, at the heart of things. We're not here, there and everywhere. We're just here.

We want to understand all our clients' issues, from the huge right down to the tiny. This is – and always will be – the Lambert Smith Hampton approach. No stone is left unturned. No angle goes unconsidered. Every job is important.

It sounds like hard work. It is. But that's how success happens.

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Details of Lambert Smith Hampton can be viewed on our website www.lsh.co.uk

Due to space constraints within the report, it has not been possible to include both imperial and metric measurements.

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