

HEADS OF TERMS

PROPERTY ADDRESS:	384 Sykes Road Slough Trading Estate Slough SL1 4SP
PREMISES AND SIZE:	The property extends to a gross external area of 186 sq m 1,999 sq ft. A detailed schedule describing the property and the fixtures and fittings in it and a land registry compliant plan will be incorporated into the Lease.
LANDLORD:	Reg. Name: Slough Trading Estate Ltd Reg. Address: 1 New Burlington Place London W1S 2HR Registered No.: 01184323 Telephone: 07540 001459 Attention: Nicola Webb Email: nicola.webb@segro.com
TENANT:	Reg Name: Tanvi Foods UK Limited Reg Address: 7 Marino Boulevard Whitehouse Milton Keynes MK8 1BH Registered No.: 16951051 Telephone: 07830 890618 Attention: Sri Nagaveer A Email: Tanvi.uk@tanvifoods.com
RENT:	An annual rent of £20.50psf / £40,980 will be payable exclusive of value added tax, rates, service charge, insurance and all other outgoings (which will be payable in addition to the rent). The rent will be payable by the direct debit system in equal quarterly payments in advance on the traditional English quarter days. Interest will be payable at 4% above the current base rate on arrears.
RENT-FREE PERIOD:	A rent-free period of 2 months, and 2 months at half rent will be granted from occupation or lease completion, whichever is the sooner.
LANDLORD'S WORKS:	No
TENANT'S INITIAL WORKS:	Each party to pay own legal costs including cost of approval of tenant's initial works.

RENT DEPOSIT / GUARANTOR / OTHER SECURITY:	A sum of £24,588.00 (which is equivalent to 6 months' rent plus a sum equivalent to VAT) is required to be held as security subject to a rent deposit deed. This will be repaid once the tenant company's net profits after tax have been shown to exceed the annual rent by three times for three consecutive years.
LEASE LENGTH:	A lease for a term of 5 years will be granted.
BREAK OPTION:	A Landlord rolling break will be effective from the 3 rd anniversary of the lease on 6 months' notice period to the Tenant.
1954 ACT PROTECTION:	The lease will be contracted out of the security of tenure provisions set out in Part 2 of the Landlord and Tenant Act 1954 (as amended).
ASSIGNMENT AND SUBLETTING:	The tenant may assign or sub-let their interest in the whole only, subject to the landlord's consent (not to be unreasonably withheld or delayed). The landlord may require additional measures relating to the provision of security on an assignment. An Authorised Guarantee Agreement will not be required as a condition of an assignment unless at the time of the assignment the proposed assignee, when assessed together with any proposed Guarantor, is of lower financial standing than the assignor and its Guarantor or is registered on the date the lease was entered into or is resident overseas. Any sub-letting will be at market rental value and contracted out of the security of tenure provisions set out in Part 2 of the Landlord and Tenant Act 1954 (as amended). The tenant may share occupation with a group company without landlord's consent provided no tenancy is created. The tenant may not charge the Lease.
SERVICE CHARGE:	A service charge is payable to cover maintenance and management of the common areas of the estate. Approximate figures for the service charge budget for the property is: Landscaping approx.£209.93 per annum CCTV approx.£125.45 per annum In the UK, SEGRO supports the RICS professional standards and guidance, UK Service charges in commercial property 1st edition, September 2018.
REPAIRING OBLIGATIONS:	The lease will be on a full repairing and insuring basis.
ALTERATIONS:	• External or structural alterations to the property will not be permitted. • Internal non-structural alterations will be permitted without the landlord's consent if they don't affect services or systems in the building and the tenant provides spec/drawings to the landlord and takes into account the landlord's recommendations before work commences.

	Any other alterations require the landlord's consent (not to be unreasonably withheld or delayed). Unless otherwise requested by the landlord, any alterations carried out by the tenant must be reinstated before the end of the Term.
PERMITTED USE:	The property will be used for purposes of storage of frozen and dry foods within a container, with consent not to be unreasonably withheld in respect of any use falling within B2 and B8 of Part B of Schedule 1 and Class E(g)(ii) and (iii) of Part A of Schedule 2 of the Town & Country (Use Classes) Order 1987 as in force as at the date of the lease [and ancillary office use].
INSURANCE:	The landlord will insure the property structure and fabric, the cost of which will be recovered from the tenant. Insurance of the building's contents is the responsibility of the tenant. The premium for the first year's insurance will be TBC. An insurance quote certificate will be provided.
TENANT'S RIGHTS:	The tenant will be given rights of access over common parts and rights to use existing service media serving the property.
SUSTAINABILITY:	The tenant will be required to share with the landlord the data in relation to the energy consumption, water use and discharge, waste production and recycling relating to the property and the landlord will share with the tenant equivalent data in relation to the common parts. The tenant will permit SEGRO to collect data for utility services direct from its suppliers or meter operators or data collectors as appropriate. The tenant will use reasonable endeavours to ensure that the electricity supply to the property is suitably accredited as electricity from renewable sources.
COSTS:	Each party to bear its own costs.
LANDLORD'S SOLICITOR:	Name: CMS Address: Cannon Place 78 Cannon Street London EC4N 6AF Attention: Muireann O'Dochartaigh Telephone: 020 7524 6461 Email: Muireann.ODochartaigh@cms-cmno.com
TENANT'S SOLICITOR:	Name: Moore Kingston Smith Address: 6th Floor 9 Appold Street London EC2A 2AP Attention: Ian Matthews Telephone: +44 (0)20 4582 1330 Email: imatthews@mks.co.uk

LANDLORD AGENT:	Name: Thomas Bond Address: JLL 4 Longwalk Road Stockley Park Uxbridge UB11 1FE Telephone: 07709 500397 Email: Thomas.bond@jll.com
TIMING:	The lease is to complete as soon as practically possible with an anticipated lease commencement date of 26 th June 2026.
CONDITIONS:	This transaction is subject to: • Contract • SEGRO Board approval.
ANTI-MONEY LAUNDERING COMPLIANCE	The Tenant agrees to provide the Landlord and its Joint Agents all necessary information and documentation, including information relating to beneficial owner(s) and connected parties, to complete satisfactory counterparty due diligence and to comply with all applicable Anti Money Laundering Regulations and Law. The Tenant agrees that the documentation can be shared with the Joint Agents if it has been provided to the Landlord only for the purpose of complying with all applicable Anti Money Laundering Regulations and Law. To be completed prior to exchange of contracts if there is an agreement for lease or prior to lease completion if no agreement for lease.
LEASE CODE:	In the UK, SEGRO supports the Code for leasing business premises, 1st edition (see Code for leasing business premises, 1st edition (rics.org))

DATE 01.06.2026