



# CARDIFF OFFICE MARKET

RESEARCH, Q4 2022

ABERDEEN - BIRMINGHAM - BRISTOL - CARDIFF - EDINBURGH - GLASGOW - LEEDS - MANCHESTER - NEWCASTLE - SHEFFIELD

Updated quarterly our dashboards provide a concise synopsis of activity in UK's regional office markets



## OCCUPIER SUMMARY



### DEMAND

TAKE UP (SQ FT)	NO. OF DEALS	MOST ACTIVE SECTOR
132,037	30	Finance, Banking, Insurance



### SUPPLY

GRADE A AVAILABILITY (SQ FT)	VACANCY RATE
273,568	12.0%

Note: All figures of city centre

## INVESTMENT



### ACTIVITY

VOLUMES £M	QTR VS 10YEAR AVERAGE
£4	-88%

NO. OF DEALS  
1

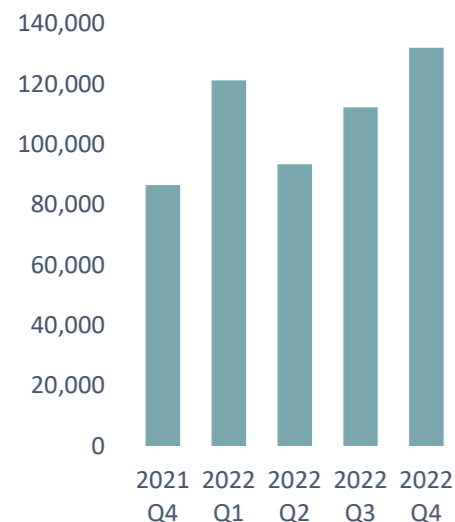


### YIELDS

PRIME CITY CENTRE	PRIME OOT	FORECAST TOTAL RETURN (PA 2023-2026)
6.25%	8.25%	3.2%

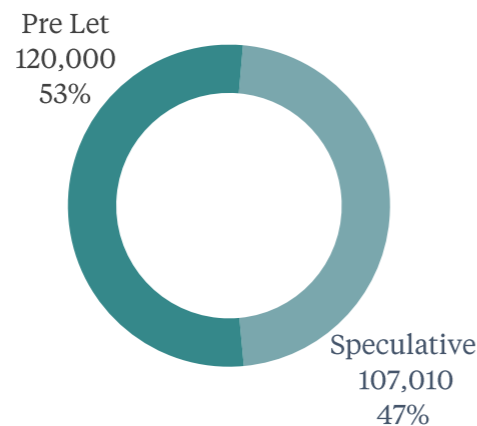
### TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



### UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2023-2025, SQ FT)



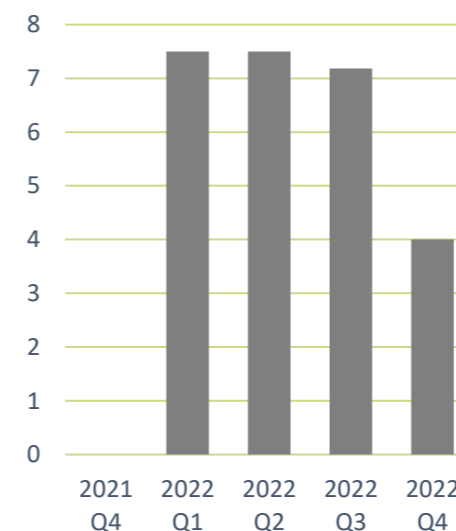
### PRIME RENT

(£ PER SQ FT)



### VOLUMES

(£M)



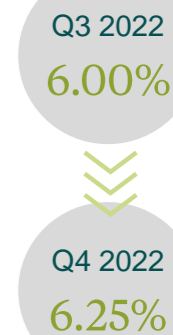
### INVESTOR TYPE

LAST 12 MONTHS



### PRIME YIELD

NIY %



### HEADLINE TRANSACTION

BUILDING  
1 Capital Quarter

OCCUPIER  
IWG Plc

SIZE (SQ FT)  
19,678



### HEADLINE TRANSACTION

BUILDING  
Park House

PRICE  
£4M

BUYER  
Arasam

VENDOR  
Boulton Brooks

We like questions, if you have one about our research, or would like some property advice, we would love to hear from you.

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