



SHEFFIELD OFFICE MARKET

RESEARCH, Q3 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) **44,847**

NO. OF DEALS **15**

MOST ACTIVE SECTOR **TMT**



SUPPLY

GRADE A AVAILABILITY (SQ FT) **175,000**

VACANCY RATE **6%**



INVESTMENT



ACTIVITY

VOLUMES (£M) **-**

QTR VS 10YEAR AVERAGE **-%**

NO. OF DEALS **-**



YIELDS

PRIME CITY CENTRE **6.75%**

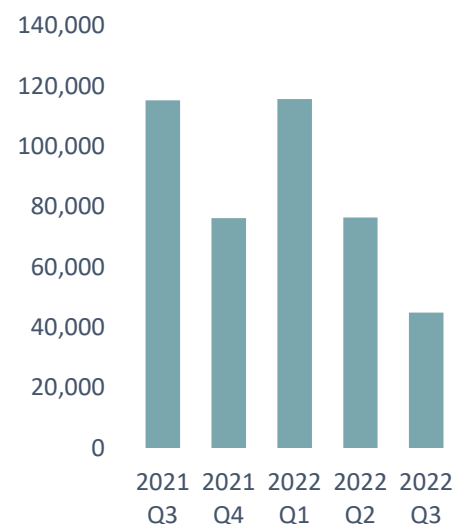
PRIME OOT **8.50%**

FORECAST TOTAL RETURN **4.4%**
(PA 2022-2026)



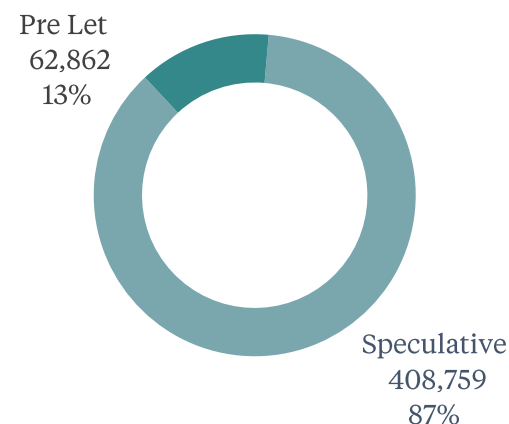
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



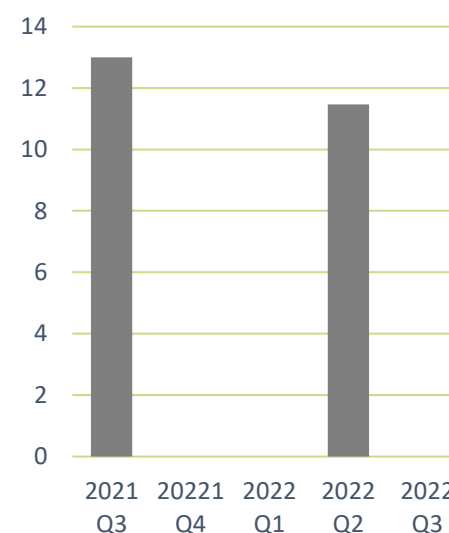
PRIME RENT

(£ PER SQ FT)



VOLUMES

(£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

BUILDING **152 Rockingham Street**

OCCUPIER **Bond Bryan Architects**

SIZE (SQ FT) **5,230**



HEADLINE TRANSACTION

BUILDING **-**

PRICE **-**

BUYER **-**

VENDOR **-**

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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PETER WHITELEY
Partner, Sheffield Commercial
+44 114 241 3903
peter.whiteley@knightfrank.com



NICK WALES
Partner, Sheffield Commercial
+44 114 241 3906
nick.wales@knightfrank.com



DARREN MANSFIELD
Partner, Commercial Research
+44 207 861 1246
darren.mansfield@knightfrank.com



HARRY ORWIN-ALLEN
Senior surveyor, Sheffield Commercial
+44 11 4241 3912
harry.orwin-allen@knightfrank.com



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