



# BIRMINGHAM OFFICE MARKET

RESEARCH, Q1 2023

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) 153,550

NO. OF DEALS 18

MOST ACTIVE SECTOR Education



### SUPPLY

GRADE A AVAILABILITY (SQ FT) 514,831

VACANCY RATE 6.6%

Note: All figures of city centre

## INVESTMENT



### ACTIVITY

VOLUMES £M £31.65

QTR VS 10YEAR AVERAGE -71%

NO. OF DEALS 6



### YIELDS

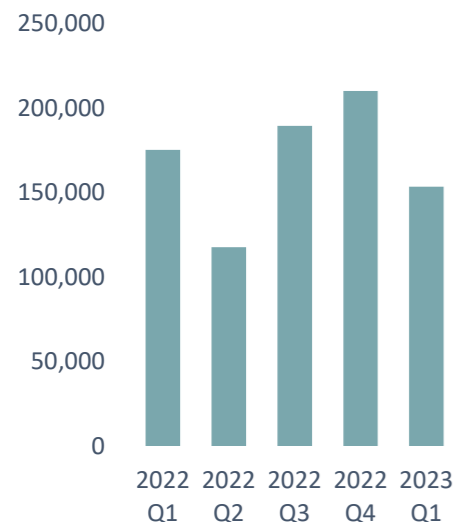
PRIME CITY CENTRE 5.50%

PRIME OOT 6.75%

FORECAST TOTAL RETURN 5.2% (PA 2023-2027)

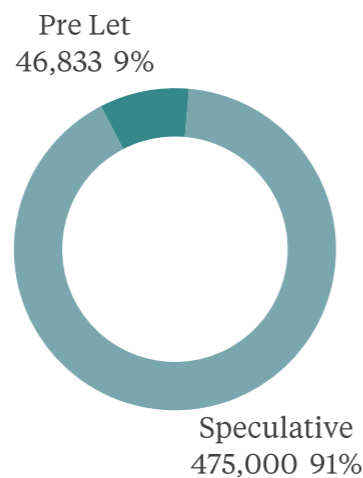
### TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



### UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2023-2025, SQ FT)



### PRIME RENT

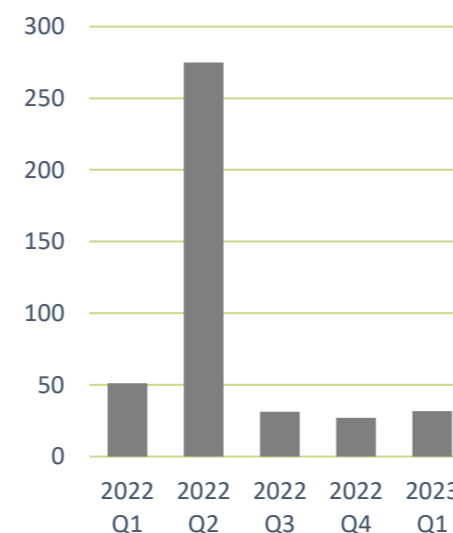
(£ PER SQ FT)

Q1 2023 £41.00

2023 END FORECAST £42.50

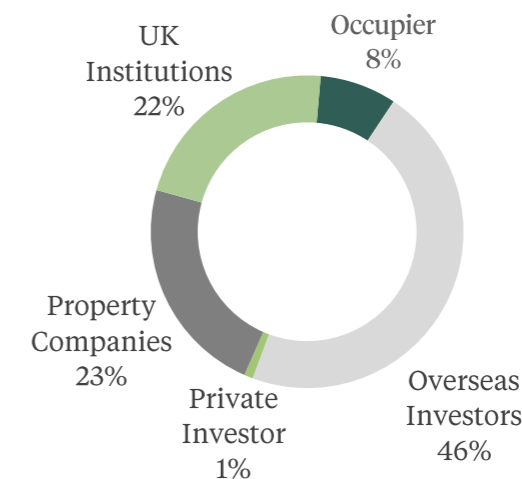
### VOLUMES

(£M)



### INVESTOR TYPE

LAST 12 MONTHS



### PRIME YIELD

NIY %

Q4 2022 5.75%

Q1 2023 5.50%



### HEADLINE TRANSACTION

BUILDING Louisa Ryland House

OCCUPIER QA Higher Education

SIZE (SQ FT) 45,180



### HEADLINE TRANSACTION

BUILDING Somerset House, Temple Street

PRICE £15.2M

BUYER Somerset Land and Property Ltd

VENDOR Circle Property

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

Knight Frank Research Reports are available at [knightfrank.com/research](https://www.knightfrank.com/research)



**ASHLEY HUDSON**  
Partner, Birmingham, Commercial  
+44 121 233 6443  
ashley.hudson@knightfrank.com



**JAMIE PHILLIPS**  
Partner, Birmingham Commercial  
+44121 233 6403  
jamie.phillips@knightfrank.com



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



Knight Frank Research provides strategic advice, consultancy services and forecasting to a wide range of clients worldwide including developers, investors, funding organisations, corporate institutions and the public sector. All our clients recognise the need for expert independent advice customised to their specific needs. Important Notice: © Knight Frank LLP 2020 This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.