



BIRMINGHAM OFFICE MARKET

RESEARCH, Q2 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)
117,599

NO. OF DEALS
28

MOST ACTIVE SECTOR
Professional Services



SUPPLY

GRADE A AVAILABILITY (SQ FT)
318,089

VACANCY RATE
4.2%

Note: All figures of city centre

INVESTMENT



ACTIVITY

VOLUMES £M
£275

QTR VS 10YEAR AVERAGE
+167%

NO. OF DEALS
3



YIELDS

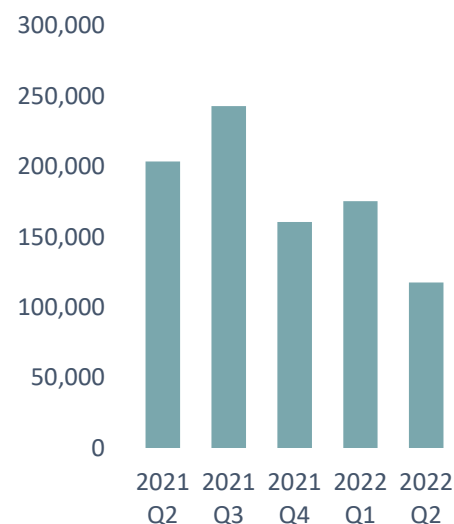
PRIME CITY CENTRE
4.75%

PRIME OOT
6.25%

FORECAST TOTAL RETURN (PA 2022-2026)
3.8%

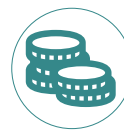
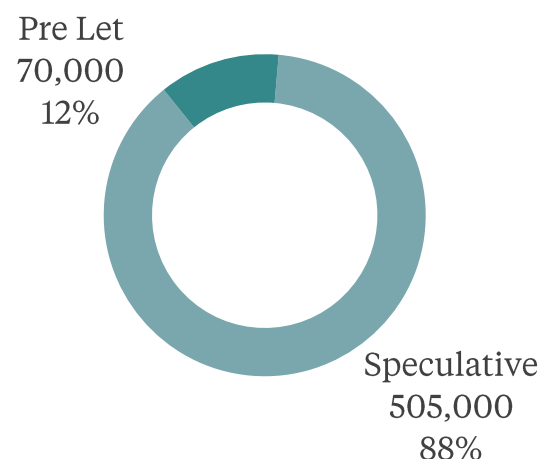
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



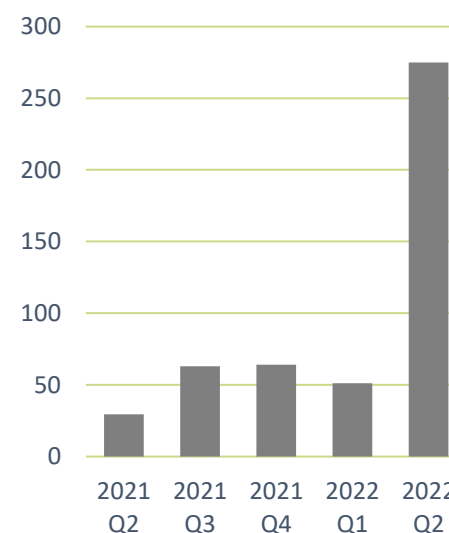
PRIME RENT (£ PER SQ FT)

Q1 2022
£40.00

2022 END FORECAST
£41.00

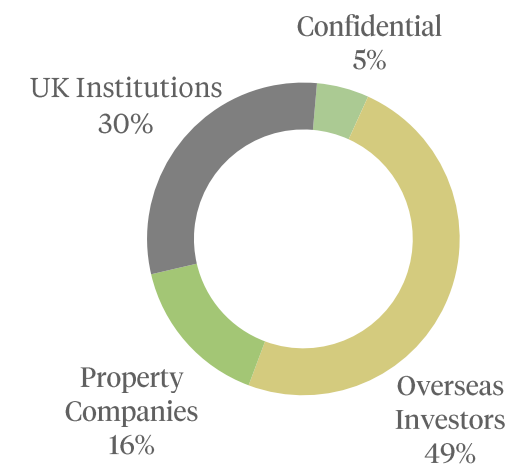
VOLUMES

(£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %

Q1 2022
4.75%

Q2 2022
4.75%



HEADLINE TRANSACTION

BUILDING
103 Colmore Row
10th Floor/16th Floor

OCCUPIER
RSM/Arcadis

SIZE (SQ FT)
12,132



HEADLINE TRANSACTION

BUILDING
The Colmore Building

PRICE
£182M

BUYER
Blackstone Real Estate

VENDOR
Ashby Capital LLP

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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