



BIRMINGHAM 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)
189,492

NO. OF DEALS
28

MOST ACTIVE SECTOR
Finance, Banking, Insurance



Note: All figures of city centre

SUPPLY

GRADE A AVAILABILITY (SQ FT)
593,300

VACANCY RATE
4.9%



INVESTMENT



ACTIVITY

VOLUMES £M
£31.2

QTR VS 10YEAR AVERAGE
-71%

NO. OF DEALS
2



YIELDS

PRIME CITY CENTRE
5.25%

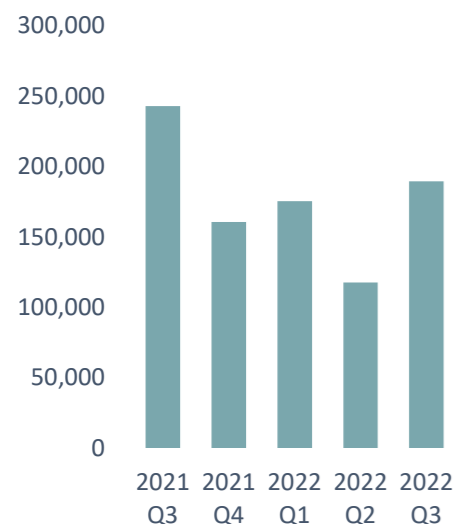
PRIME OOT
6.25%

FORECAST TOTAL RETURN (PA 2022-2026)
3.8%



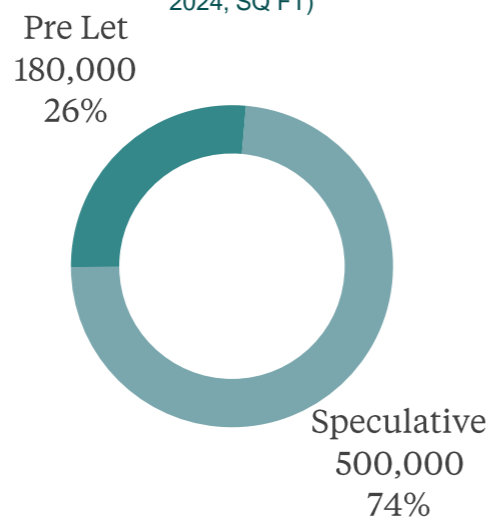
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



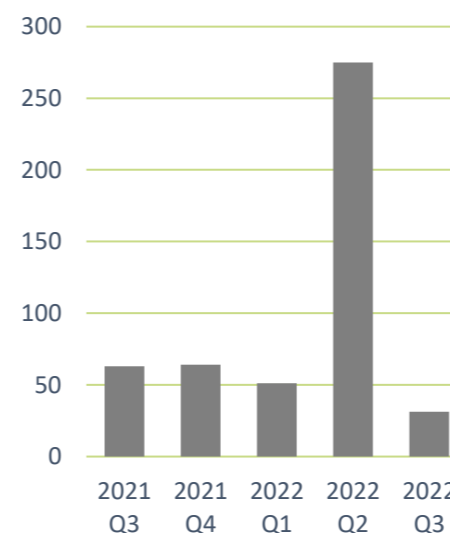
PRIME RENT

(£ PER SQ FT)



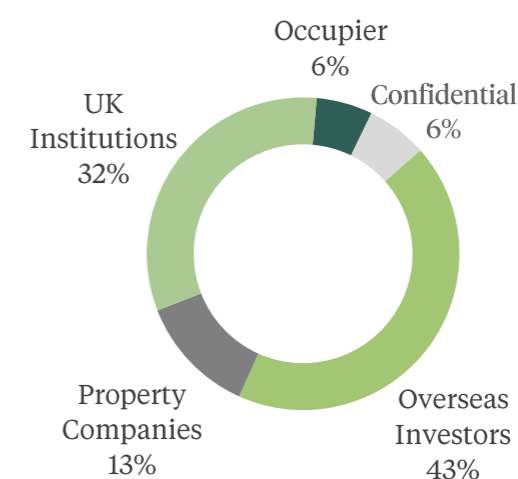
VOLUMES

(£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

BUILDING
One Centenary Way

OCCUPIER
Goldman Sachs

SIZE (SQ FT)
110,000



HEADLINE TRANSACTION

BUILDING
Colmore Row, 9

PRICE
£26.5M

BUYER
Birmingham City Council

VENDOR
UKCP REIT Ltd

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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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



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