



BRISTOL 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)
143,609

NO. OF DEALS
31

MOST ACTIVE SECTOR
TMT



Note: All figures of city centre

SUPPLY

GRADE A AVAILABILITY (SQ FT)
55,216

VACANCY RATE
5.7%



INVESTMENT



ACTIVITY

VOLUMES £M
£105

QTR VS 10YEAR AVERAGE
+47%

NO. OF DEALS
7



YIELDS

PRIME CITY CENTRE
5.00%

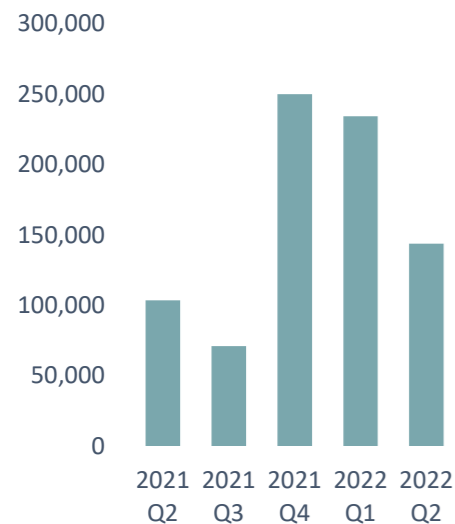
PRIME OOT
6.25%

FORECAST TOTAL RETURN
5.0%
(PA 2022-2026)



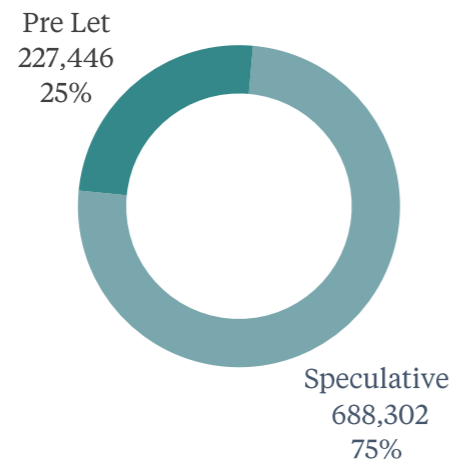
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



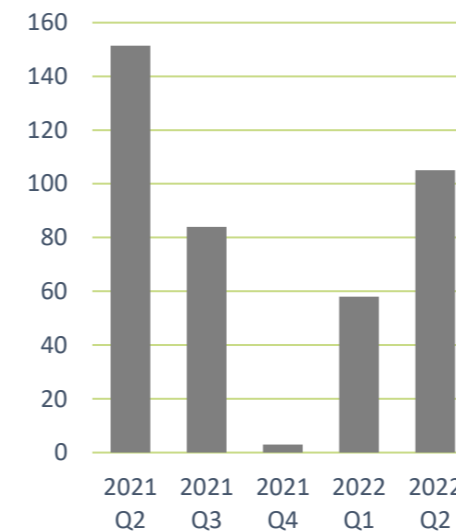
PRIME RENT

(£ PER SQ FT)



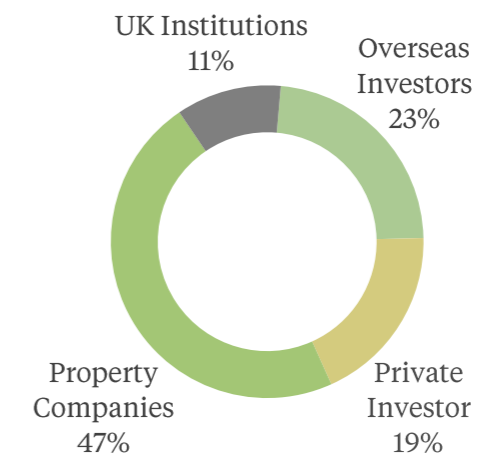
VOLUMES

(£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

BUILDING
No2 The Distillery

OCCUPIER
Pax8

SIZE (SQ FT)
24,375



HEADLINE TRANSACTION

BUILDING
The Paragon

PRICE
£40M

BUYER
Mayfair Capital

VENDOR
Lothbury

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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