



# BRISTOL OFFICE MARKET

RESEARCH, Q4 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)  
111,130

NO. OF DEALS  
29

MOST ACTIVE SECTOR  
TMT



### SUPPLY

GRADE A AVAILABILITY (SQ FT)  
58,060

VACANCY RATE  
5.8%

Note: All figures of city centre

## INVESTMENT



### ACTIVITY

VOLUMES £M  
£6.95

QTR VS 10YEAR AVERAGE  
-91%

NO. OF DEALS  
2



### YIELDS

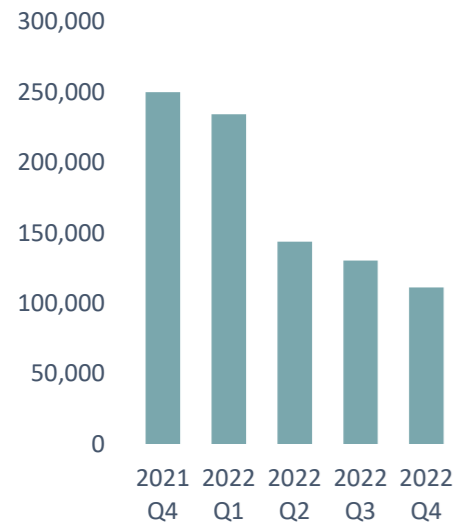
PRIME CITY CENTRE  
5.75%

PRIME OOT  
6.75%

FORECAST TOTAL RETURN  
5.5%  
(PA 2023-2026)

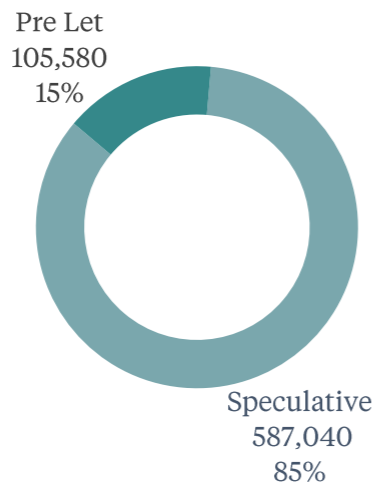
### TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



### UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2023-2025, SQ FT)



### PRIME RENT

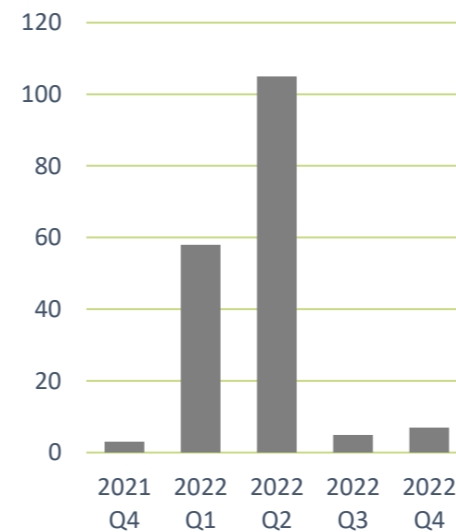
(£ PER SQ FT)

Q4 2022  
£42.50

2023 END FORECAST  
£44.00

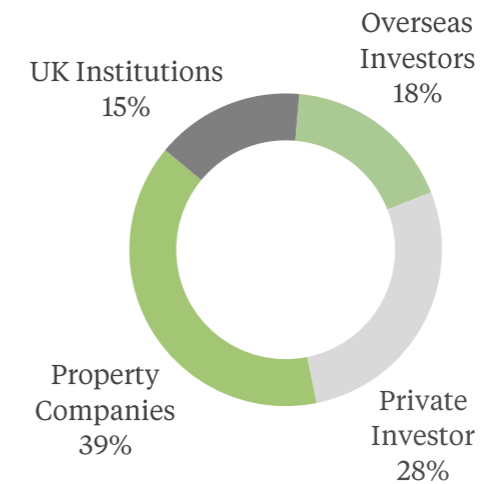
### VOLUMES

(£M)



### INVESTOR TYPE

LAST 12 MONTHS



### PRIME YIELD

NIY %

Q3 2022  
5.50%

Q4 2022  
5.75%



### HEADLINE TRANSACTION

BUILDING  
Assembly C

OCCUPIER  
Nordic Semiconductor

SIZE (SQ FT)  
7,812



### HEADLINE TRANSACTION

BUILDING  
31/32 Queen Square

PRICE  
£4.35M

BUYER  
Robert Hitchens

VENDOR  
Private

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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