



BRISTOL 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)
131,197

NO. OF DEALS
26

MOST ACTIVE SECTOR
TMT



SUPPLY

GRADE A AVAILABILITY (SQ FT)
34,600

VACANCY RATE
5.6%

Note: All figures of city centre

INVESTMENT



ACTIVITY

VOLUMES £M
£4.9

QTR VS 10YEAR AVERAGE
-93%

NO. OF DEALS
1



YIELDS

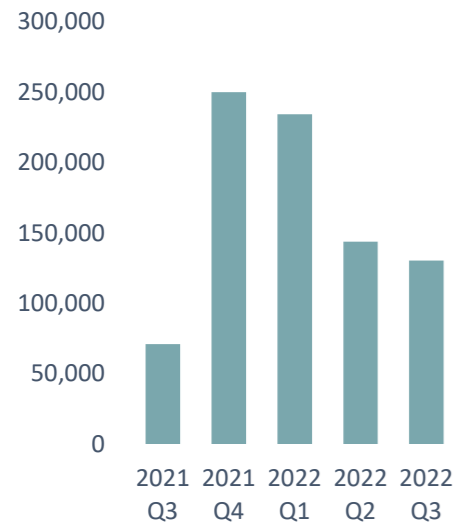
PRIME CITY CENTRE
5.50%

PRIME OOT
6.75%

FORECAST TOTAL RETURN (PA 2022-2026)
5.7%

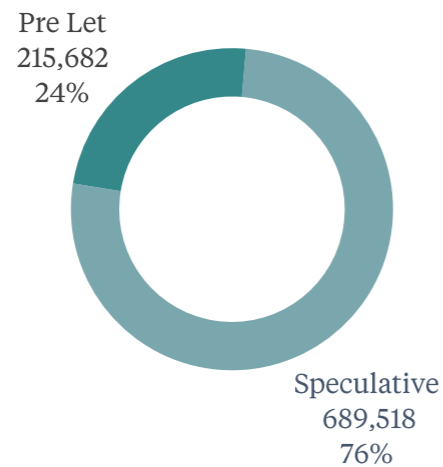
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



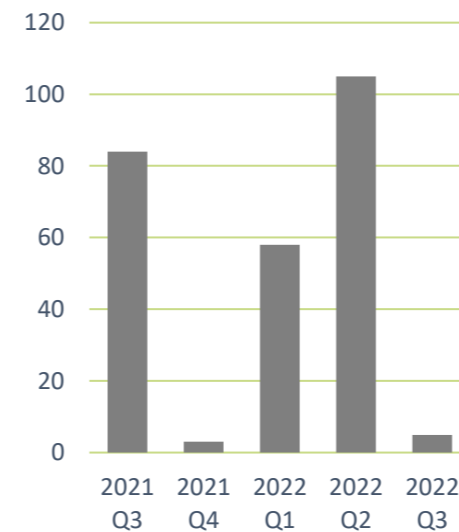
PRIME RENT

(£ PER SQ FT)



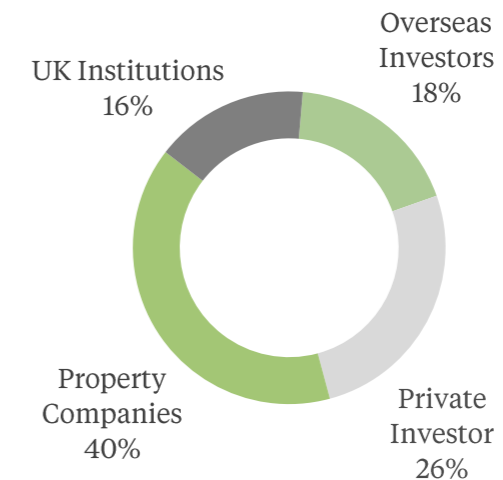
VOLUMES

(£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

BUILDING
70 Redcliff Street

OCCUPIER
WECA

SIZE (SQ FT)
19,817



HEADLINE TRANSACTION

BUILDING
240 Bristol Bus Park

PRICE
£4.9M

BUYER
Private Individual

VENDOR
Overseas family trust

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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STEVE OADES
Partner, Bristol, Commercial
+44 117 917 4548
steve.oades@knightfrank.com



NICK THURSTON
Partner, Bristol, Commercial
+44 117 917 4536
nick.thurston@knightfrank.com



MARTIN BOOTH
Partner, Bristol, Commercial
+44 117 917 4990
martin.booth@knightfrank.com



ANDY SMITH
Partner, Bristol, Commercial
+44 117 917 4537
andy.smith@knightfrank.com



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



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