

Bristol Office Market

Updated quarterly our dashboards provide a concise synopsis of activity in UK's regional office markets



Research, Q4 2021

OCCUPIER



DEMAND

TAKE UP (SQ FT) 249,944 NO. OF **DEALS** 31

MOST ACTIVE **SECTOR**

Education Note: All figures of city centre

SUPPLY

GRADE A **AVAILABILITY** (SQ FT*)

RATE 5.4%

VACANCY

335,839*

INVESTMENT



ACTIVITY

VOLUMES £M £3m

QTR VS 10YEAR **AVERAGE** -95%

NO. OF **DEALS**

PRIME CITY **CENTRE** 5.25%

PRIME OOT

6.0%

YIELDS

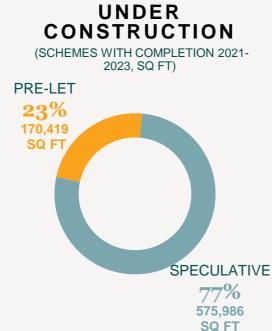
FORECAST TOTAL RETURN 6.3%

(PA 2021-2025)

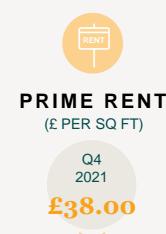


2020 2021 2021 2021 2021

Q4 Q1 Q2 Q3 Q4



Note: New space only*













BUILDING EQ

OCCUPIER ARUP

SIZE (SQ FT) 27,377



BUILDING 715 Aztec West

PRICE £3m

BUYER Regional REIT Ltd

VENDOR Threadneedle

We like questions, if you have one about our research, or would like some property advice, we would love to hear from you.

Knight Frank Research Reports are available at knightfrank.com/research





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 Commercia +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