

Cardiff Office Market



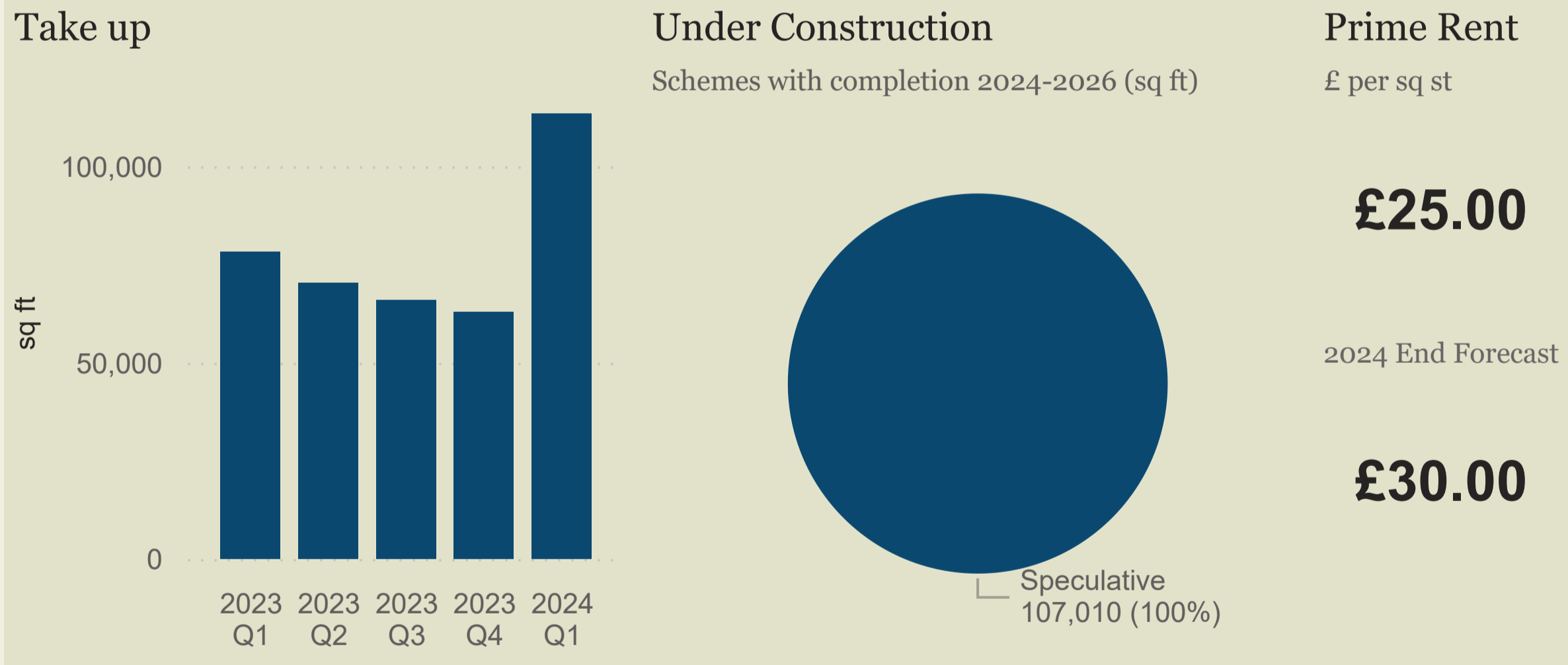
Q1 2024 Updated Quarterly, our dashboards provide a concise synopsis of activity in the UK regional office markets

Occupational

Demand

Take up sq ft	Number of Deals	Most Active Sector	Grade A Availability sq ft	Vacancy Rate
113,501	30	Public Sector	430,675	12.8%

Supply



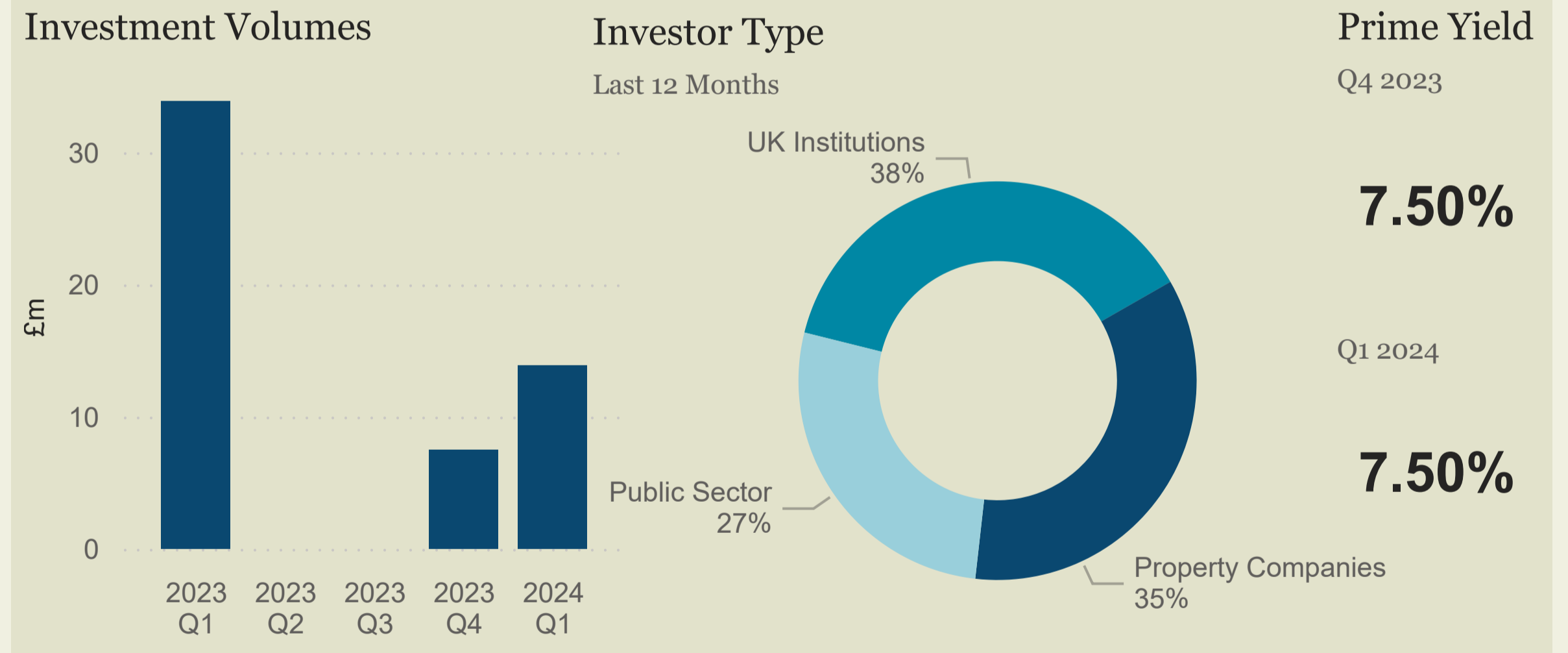
Headline Transaction	Building	Occupier	Size (sq ft)
	Centre 7, Cardiff Gate Business Park	Welsh Government	51,411

Investment

Activity

Volumes £m	Qtr vs 10-Year Average	Number of Deals	Prime City Centre	Prime OOT	Forecast Total Return
£13.9	-57%	2	7.50%	8.50%	5.0% (PA 2024-2028)

Yields



Headline Transaction	Building	Price	Purchaser	Vendor
	Admiral House	£8.1m	Admiral Group Plc	WP Carey

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