



CARDIFF 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)
93,433

NO. OF DEALS
30

MOST ACTIVE SECTOR
TMT



Note: All figures of city centre

SUPPLY

GRADE A AVAILABILITY (SQ FT)
314,519

VACANCY RATE
11.5%



INVESTMENT



ACTIVITY

VOLUMES £M
£7.5

QTR VS 10YEAR AVERAGE
-78%

NO. OF DEALS
1



YIELDS

PRIME CITY CENTRE
5.50%

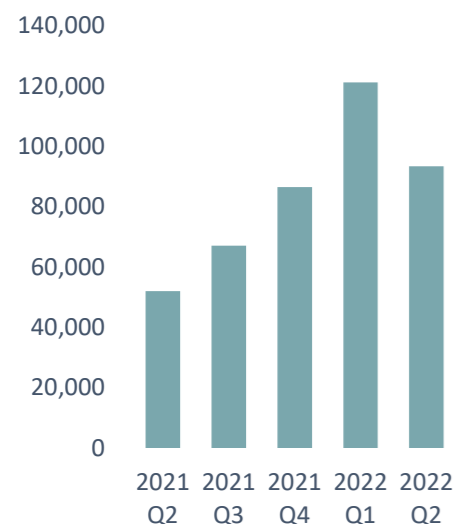
PRIME OOT
7.50%

FORECAST TOTAL RETURN (PA 2022-2026)
3.6%



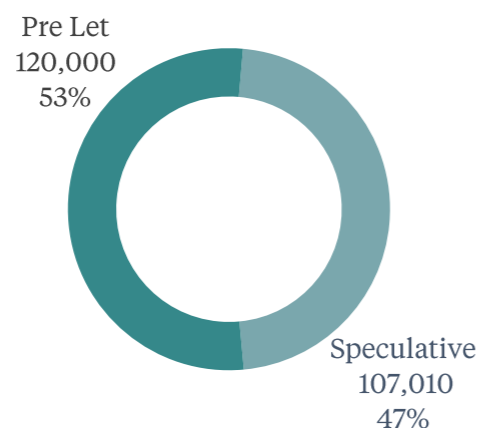
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



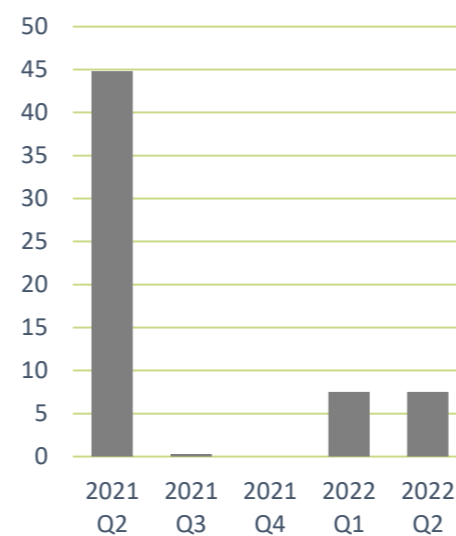
PRIME RENT

(£ PER SQ FT)



VOLUMES

(£M)



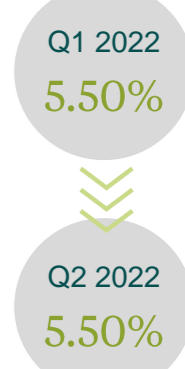
INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

BUILDING
Fusion Point One

OCCUPIER
Roku

SIZE (SQ FT)
25,845



HEADLINE TRANSACTION

BUILDING
Wharton Street

PRICE
£7.5M

BUYER
Arasam Ltd

VENDOR
NILGOSC

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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