

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



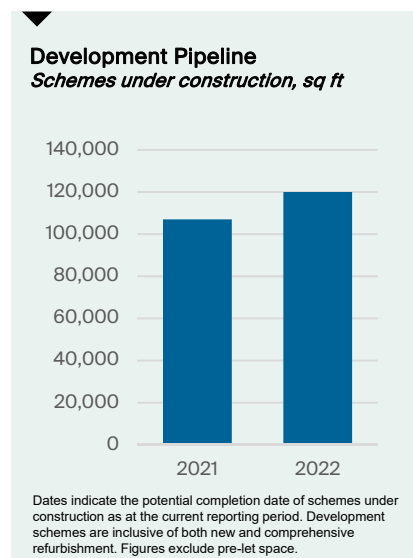
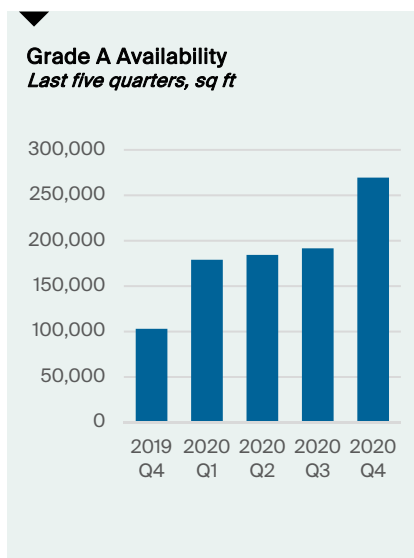
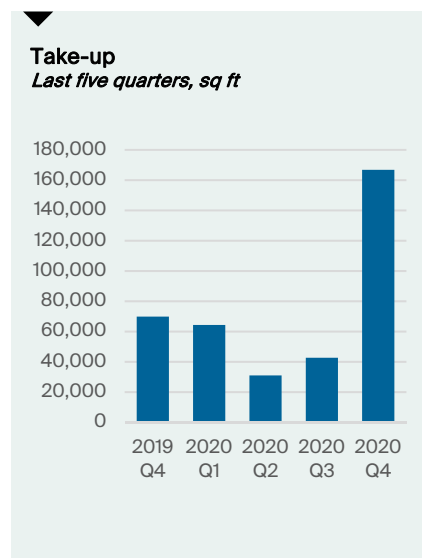
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# Cardiff Office Market

Research, Q4 2020

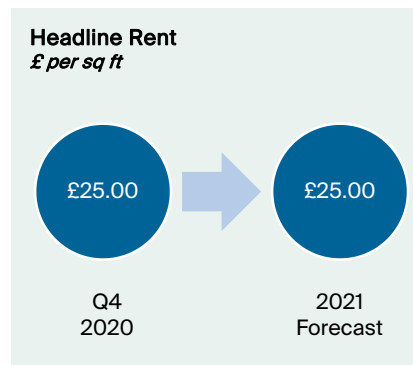
OCCUPIER DEMAND	TAKE-UP (SQ FT)	NUMBER OF DEALS	MOST ACTIVE SECTOR
	166,810	19	74% Finance
OCCUPIER SUPPLY	GRADE A AVAILABILITY (SQ FT)	VACANCY RATE (TOTAL MARKET)	UNDER CONSTRUCTION (SQ FT)
	269,484	10.5%	227,000 Pre-let and Speculative

Note: All figures are city centre only



## KEY TRANSACTIONS

Building	Occupier	Size (sq ft)
Interchange, Central Square	Legal and General	121,256
Churchill House	Careers Wales	6,694
101 St Mary Street	Hamlyn Williams	6,461
Longcross	Outsource Strategies	5,600



## INVESTMENT ACTIVITY

**VOLUMES £M**  
£74.6m

**QTR vs 10yr AVERAGE**  
+112%

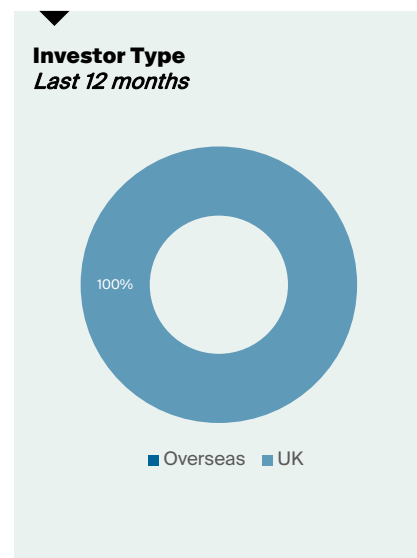
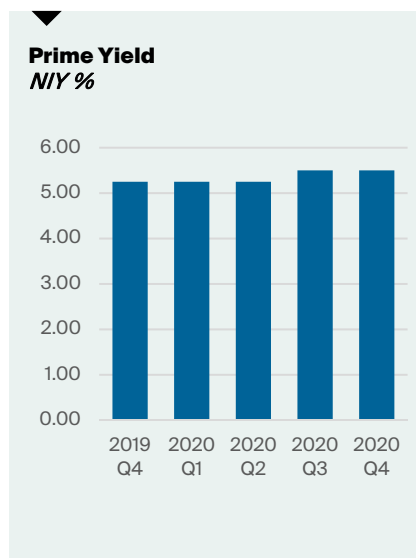
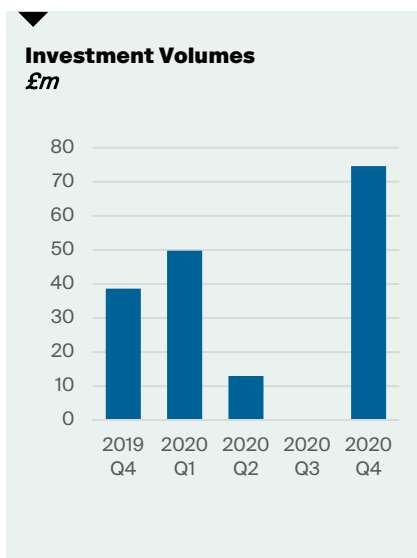
**NUMBER OF DEALS**  
2

## YIELDS

**PRIME CITY CENTRE**  
5.50%

**PRIME OOT**  
7.25%

**FORECAST TOTAL RETURN**  
3.1% (PA 2020-2024)



## Summary

Although additional Covid restrictions were put in place, the final quarter of 2020 exemplified cautious activity. Office take-up was 166,810 sq ft, the highest quarterly total of the year, whilst investment volumes reached £74.6m, double the 10-year quarterly average.

The commitment announced by Legal and General (L&G) underpinned the strong Q4 numbers. L&G will consolidate its two existing Cardiff offices to occupy the 120,000 sq ft Interchange building, which is due to complete in November 2022. Interchange is the latest phase of the £450m Rightacres development. L&G is forward funding the project.

Whilst the pandemic continues to hinder office market activity moving into 2021, business strategies focussed beyond the crisis are creating an upturn in new enquiries. Importantly, this is both demonstrative of a retained central role for offices in business operation, as well as Cardiff as a location presenting the characteristics and infrastructure required.

## KEY TRANSACTIONS

Building	Price £m	Buyer	Vendor
Interchange	£66.25m	L&G	Forward Funding
Celtic Gateway	£8.4m	Regional REIT	Cardiff SV Ltd

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



### Matt Phillips

Partner, Cardiff, Commercial  
+44 29 2044 0122  
matt.phillips@knightfrank.com



### Mark Sutton

Partner, Cardiff Commercial  
+44 29 2044 0135  
mark.sutton@knightfrank.com



### Gareth Lloyd

Partner, Cardiff Commercial  
+44 29 2044 0141  
gareth.lloyd@knightfrank.com



### Darren Mansfield

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

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