



GLASGOW OFFICE MARKET

RESEARCH, Q4 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)
89,224

NO. OF DEALS
35

MOST ACTIVE SECTOR
Professional Services



Note: All figures of city centre

SUPPLY

GRADE A AVAILABILITY (SQ FT)
598,735

VACANCY RATE
8.95%



INVESTMENT



ACTIVITY

VOLUMES £M
£-

QTR VS 10YEAR AVERAGE
-

NO. OF DEALS
-



YIELDS

PRIME CITY CENTRE
6.00%

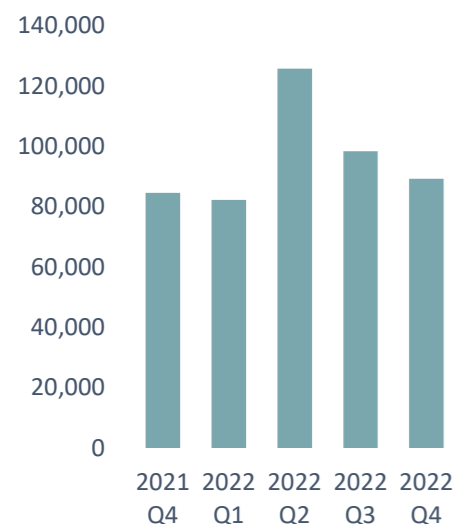
PRIME OOT
7.75%

FORECAST TOTAL RETURN (PA 2023-2026)
4.3%



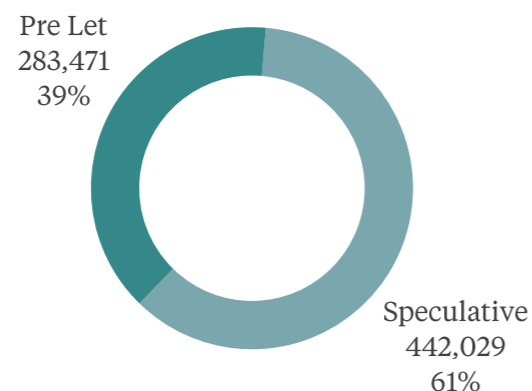
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2023-2025, SQ FT)

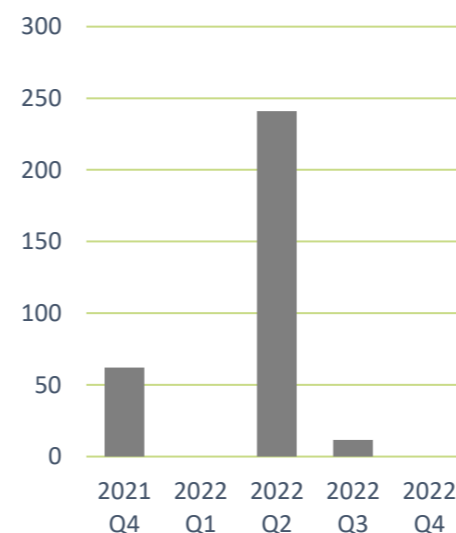


PRIME RENT (£ PER SQ FT)

Q4 2022
£35.00

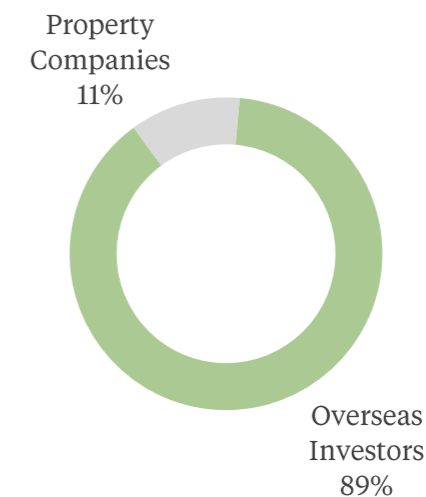
2022 END FORECAST
£36.00

VOLUMES (£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %

Q3 2022
5.75%

Q4 2022
6.00%



HEADLINE TRANSACTION

BUILDING
2 Atlantic Square

OCCUPIER
Private

SIZE (SQ FT)
14,488



HEADLINE TRANSACTION

BUILDING
-

PRICE
-

BUYER
-

VENDOR
-

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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