



LEEDS OFFICE MARKET

RESEARCH, Q1 2023

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) **266,714**

NO. OF DEALS **34**

MOST ACTIVE SECTOR **Banking**



SUPPLY

GRADE A AVAILABILITY (SQ FT) **177,000**

VACANCY RATE **5.7%**



Note: All figures of city centre

INVESTMENT



ACTIVITY

VOLUMES (£M) **-**

QTR VS 10YEAR AVERAGE **-**

NO. OF DEALS **-**



YIELDS

PRIME CITY CENTRE **5.75%**

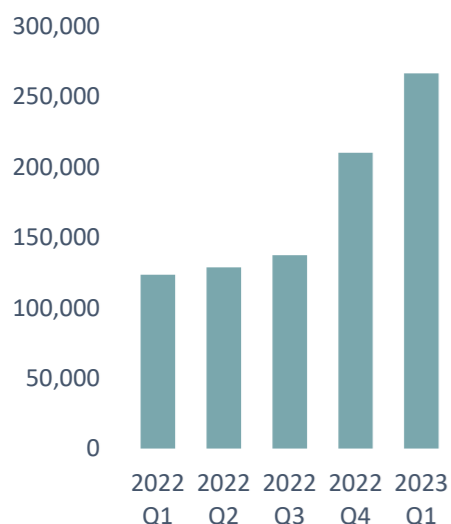
PRIME OOT **6.75%**

FORECAST TOTAL RETURN **5.0%** (PA 2023-2027)



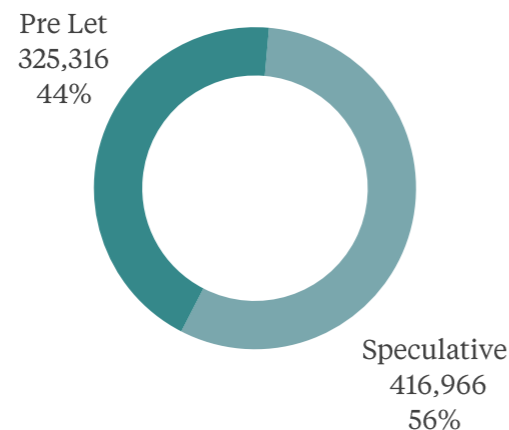
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2023-2025, SQ FT)



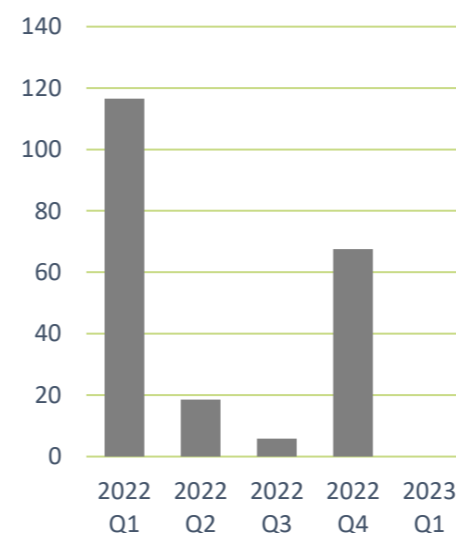
PRIME RENT

(£ PER SQ FT)



VOLUMES

(£M)



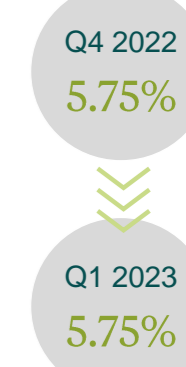
INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

BUILDING **City Square House**

OCCUPIER **Markel**

SIZE (SQ FT) **19,956**



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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