



# LEEDS 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)**  
128,860

**NO. OF DEALS**  
22

**MOST ACTIVE SECTOR**  
Education



### SUPPLY

**GRADE A AVAILABILITY (SQ FT)**  
341,910

**VACANCY RATE**  
5.2%

Note: All figures of city centre

## INVESTMENT



### ACTIVITY

**VOLUMES £M**  
£18.55

**QTR VS 10YEAR AVERAGE**  
-68%

**NO. OF DEALS**  
3



### YIELDS

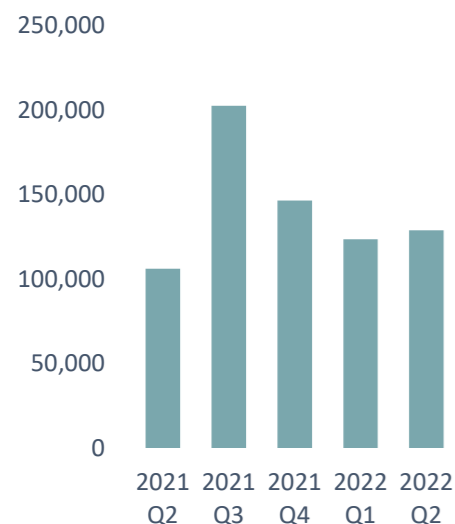
**PRIME CITY CENTRE**  
5.25%

**PRIME OOT**  
6.25%

**FORECAST TOTAL RETURN (PA 2022-2026)**  
4.7%

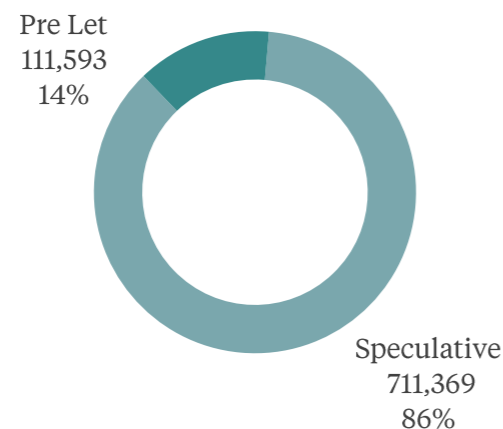
### TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



### UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



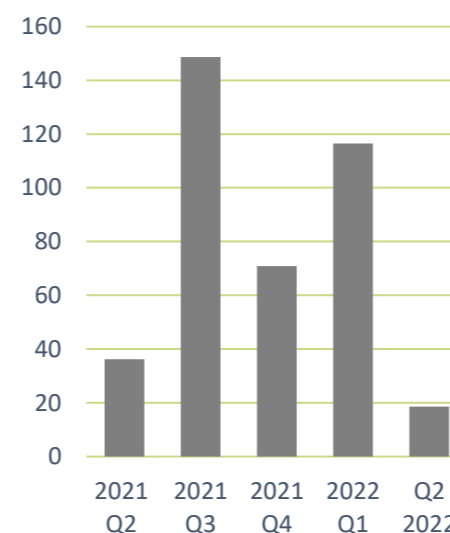
### PRIME RENT

(£ PER SQ FT)



### VOLUMES

(£M)



### INVESTOR TYPE

LAST 12 MONTHS



### PRIME YIELD

NIY %



### HEADLINE TRANSACTION

**BUILDING**  
Wellington Place

**OCCUPIER**  
Redmayne Bentley

**SIZE (SQ FT)**  
11,743



### HEADLINE TRANSACTION

**BUILDING**  
76 Wellington Street

**PRICE**  
£12.6M

**BUYER**  
Hillview Real Estate

**VENDOR**  
Ardstone

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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