



# LEEDS OFFICE MARKET

RESEARCH, Q3 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)  
137,376

NO. OF DEALS  
34

MOST ACTIVE SECTOR  
TMT



### SUPPLY

GRADE A AVAILABILITY (SQ FT)  
564,802

VACANCY RATE  
8.1%

Note: All figures of city centre

## INVESTMENT



### ACTIVITY

VOLUMES £M  
£5.8

QTR VS 10YEAR AVERAGE  
-90%

NO. OF DEALS  
2



### YIELDS

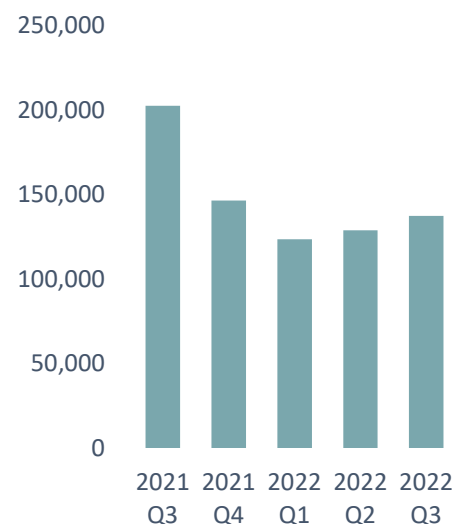
PRIME CITY CENTRE  
5.75%

PRIME OOT  
6.75%

FORECAST TOTAL RETURN (PA 2022-2026)  
4.7%

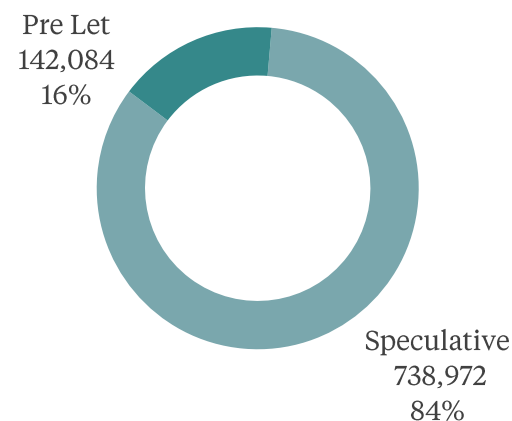
### TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



### UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



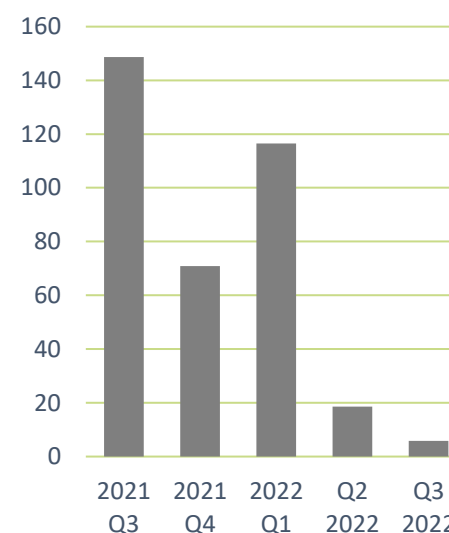
### PRIME RENT

(£ PER SQ FT)



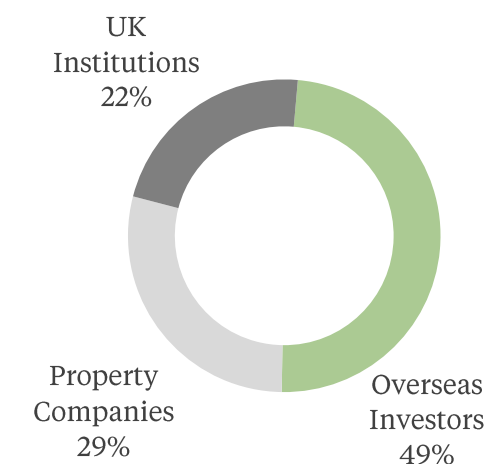
### VOLUMES

(£M)



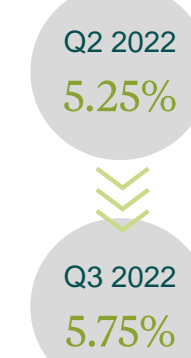
### INVESTOR TYPE

LAST 12 MONTHS



### PRIME YIELD

NIY %



### HEADLINE TRANSACTION

BUILDING  
12 King Street

OCCUPIER  
Rothschild & Sons

SIZE (SQ FT)  
6,485



### HEADLINE TRANSACTION

BUILDING  
12-14 Briggate

PRICE  
£5M

BUYER  
StudioUS IM

VENDOR  
Yorkshire Housing

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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