



# Leeds Office Market

Research, Q4 2021

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



## OCCUPIER



### DEMAND

TAKE UP (SQ FT)  
**146,503**

NO. OF DEALS  
**33**

MOST ACTIVE SECTOR  
**Professional Services**



### SUPPLY

GRADE A AVAILABILITY (SQ FT\*\*)  
**350,108\***

VACANCY RATE  
**5.2%**

Note: All figures of city centre  
Note: New space only\*

## INVESTMENT



### ACTIVITY

VOLUMES (£M)  
**£70.9m**

QTR VS 10YEAR AVERAGE  
**+24%**

NO. OF DEALS  
**4**



### YIELDS

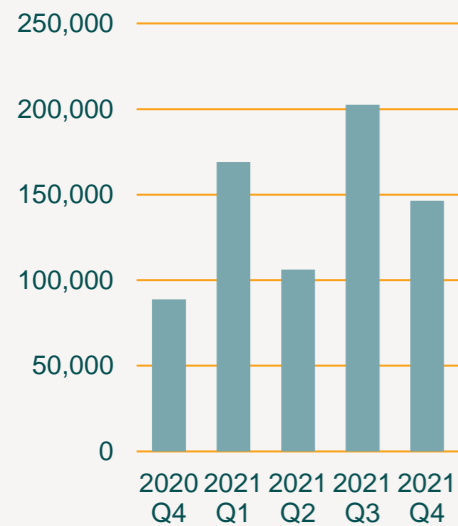
PRIME CITY CENTRE  
**5.25%**

PRIME OOT  
**6.25%**

FORECAST TOTAL RETURN (PA 2021-2025)  
**4.8%**

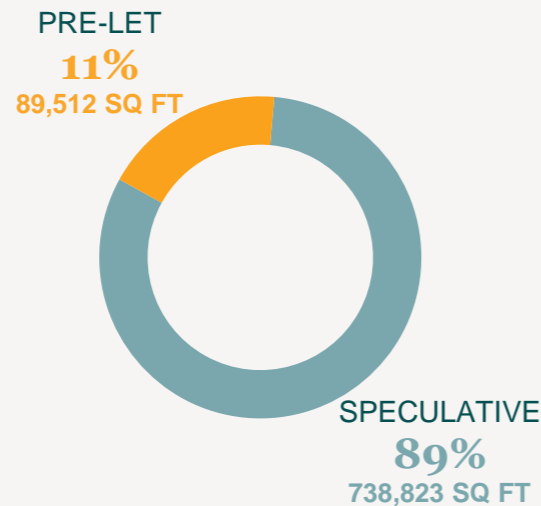
### TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



### UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2021-2023, SQ FT)



### PRIME RENT

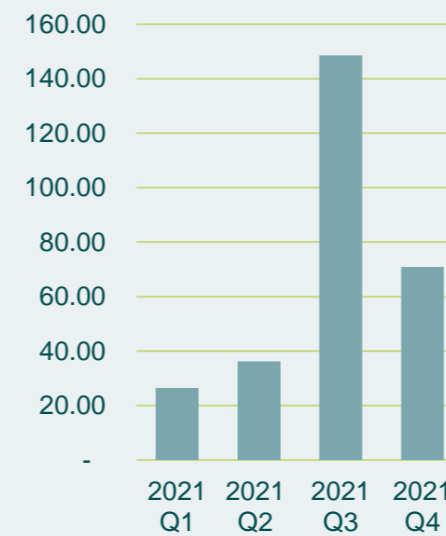
(£ PER SQ FT)

Q4 2021  
**£34.00**

2022 FORECAST  
**£34.00**

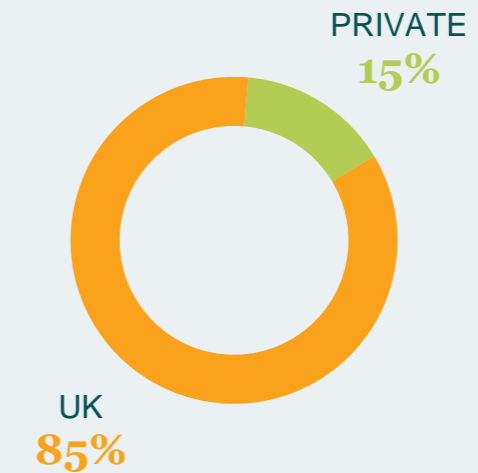
### VOLUMES

(£M)



### INVESTOR TYPE

LAST 12 MONTHS



### PRIME YIELD

NIY %

Q3 2021  
**5.25%**

Q4 2021  
**5.25%**



### HEADLINE TRANSACTION

BUILDING  
**3 Wellington Place**

OCCUPIER  
**WSP**

SIZE (SQ FT)  
**19,417**



### HEADLINE TRANSACTION

BUILDING  
**Toronto Square**

PRICE  
**£35m**

BUYER  
**Grosvenor Estate**

VENDOR  
**JP Morgan**

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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