



# MANCHESTER 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)  
427,722

NO. OF DEALS  
66

MOST ACTIVE SECTOR  
TMT



Note: All figures of city centre

### SUPPLY

GRADE A AVAILABILITY (SQ FT)  
709,000

GRADE A VACANCY RATE  
11.81%



## INVESTMENT



### ACTIVITY

VOLUMES £M  
£47.6

QTR VS 10YEAR AVERAGE  
-70%

NO. OF DEALS  
1



### YIELDS

PRIME CITY CENTRE  
5.75%

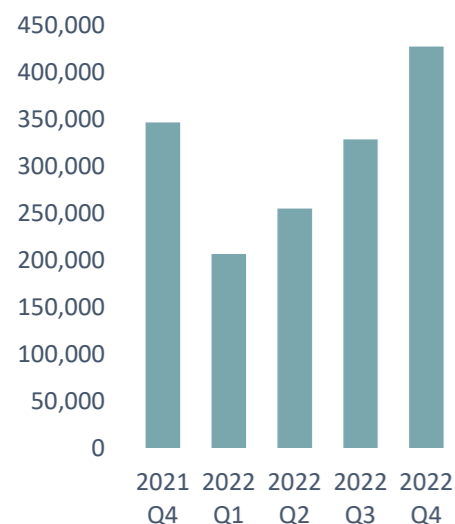
PRIME OOT  
7.25%

FORECAST TOTAL RETURN (PA 2023-2026)  
3.8%



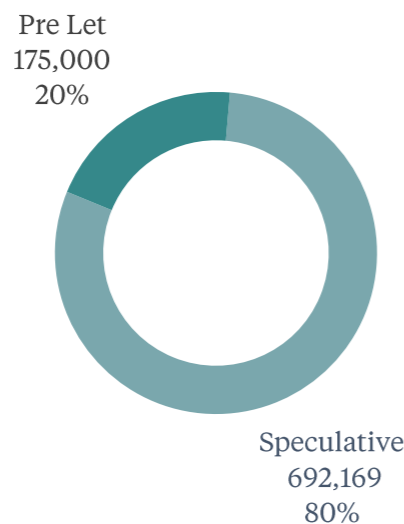
### TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



### UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2023-2025, SQ FT)



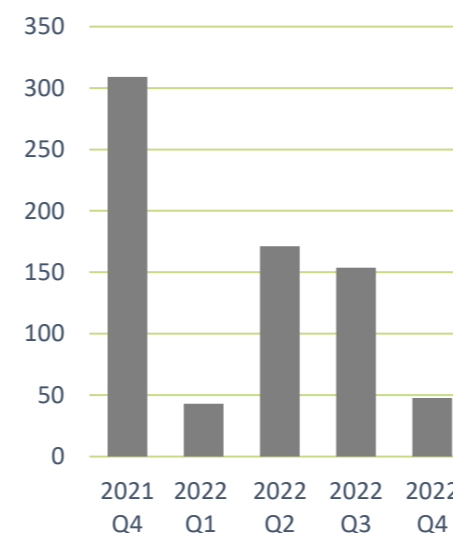
### PRIME RENT

(£ PER SQ FT)



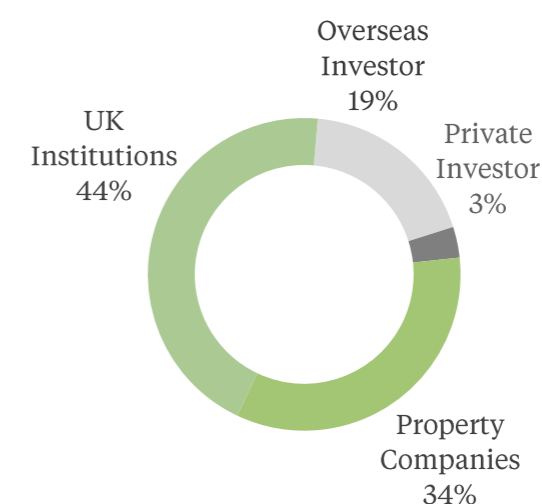
### VOLUMES

(£M)



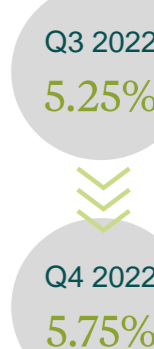
### INVESTOR TYPE

LAST 12 MONTHS



### PRIME YIELD

NIY %



### HEADLINE TRANSACTION

BUILDING  
100 Embankment

OCCUPIER  
Deloitte

SIZE (SQ FT)  
63,066



### HEADLINE TRANSACTION

BUILDING  
101 Barbarolli

PRICE  
£47.6M

BUYER  
La Francaise

VENDOR  
AEW

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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