

Newcastle Office Market



Q1 2024 Updated Quarterly, our dashboards provide a concise synopsis of activity in the UK regional office markets

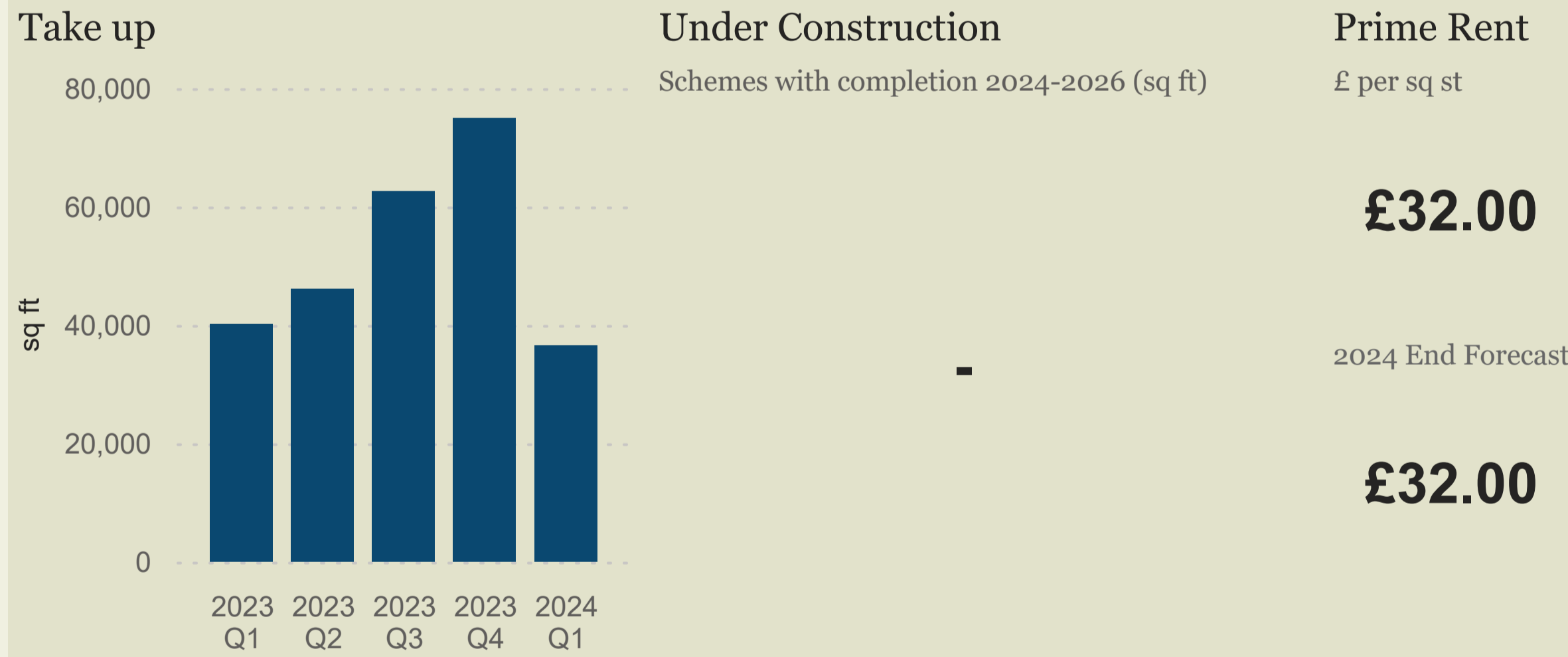
Occupational

Demand

| | | | | |
|------------------|--------------------|------------------------------|----------------------------------|--------------|
| Take up sq ft | Number of Deals | Most Active Sector | Grade A Availability sq ft | Vacancy Rate |
| 36,557 | 12 | Professional Services | 333,828 | 9% |

Note: all figures of city centre

Supply



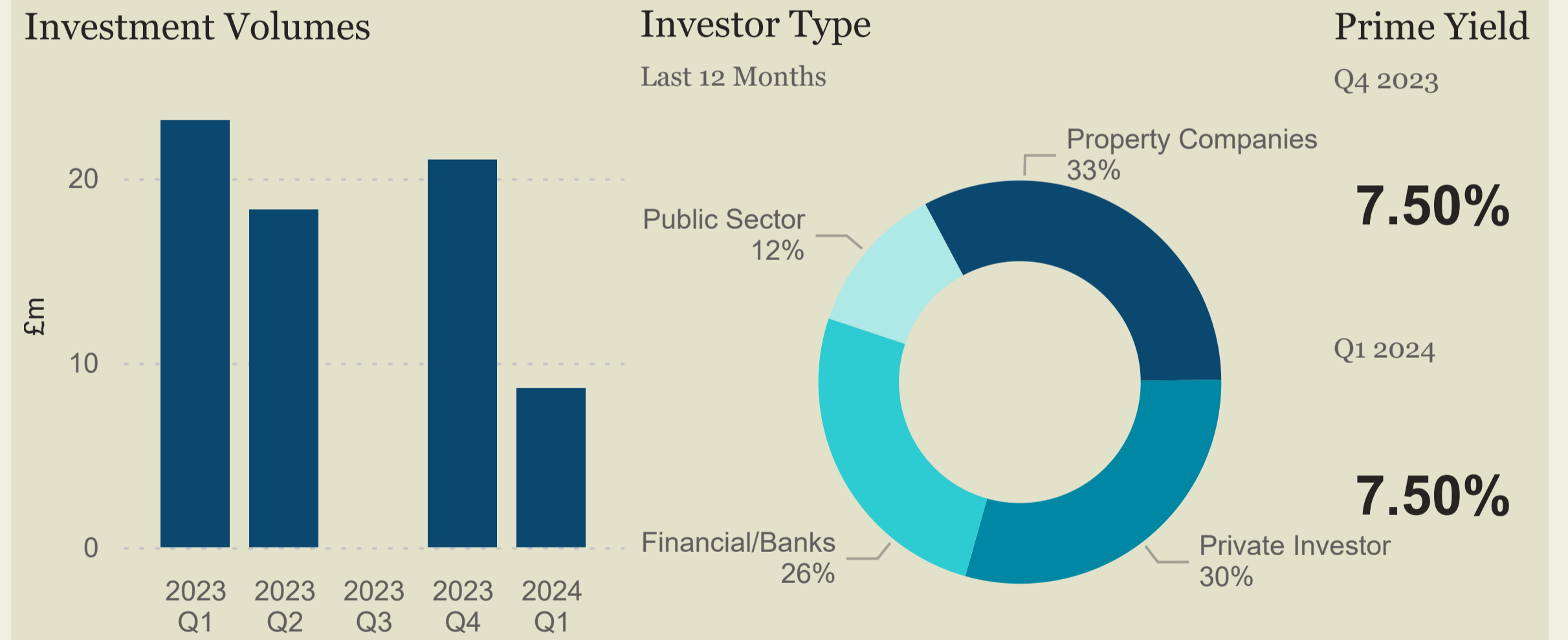
| Headline Transaction | Building | Occupier | Size (sq ft) |
|----------------------|-------------------|--|--------------|
| | Bank House | Knights Professional Services Ltd | 5,382 |

Investment

Activity

| | | | | | |
|---------------|---------------------------|--------------------|----------------------|--------------|-------------------------------|
| Volumes £m | Qtr vs 10-Year Average | Number of Deals | Prime City Centre | Prime OOT | Forecast Total Return |
| £8.6 | -60% | 1 | 7.50% | 8.00% | 7.2% (PA 2024-2028) |

Yields



| Headline Transaction | Building | Price | Purchaser | Vendor |
|----------------------|--------------------------|--------------|-------------------------------|--------------------|
| | Stockbridge House | £8.6m | Newcastle City Council | Broadoak AM |

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