

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



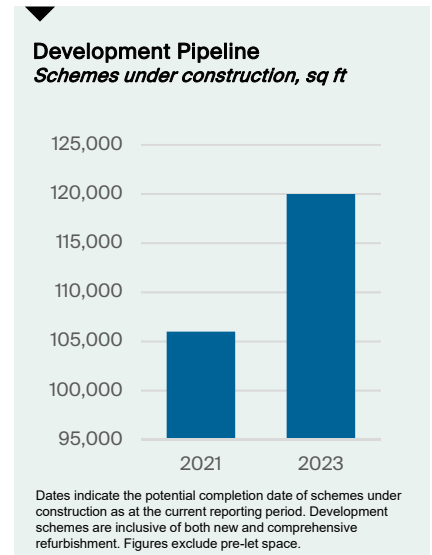
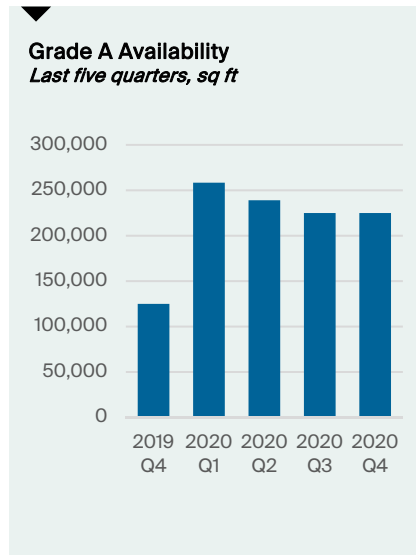
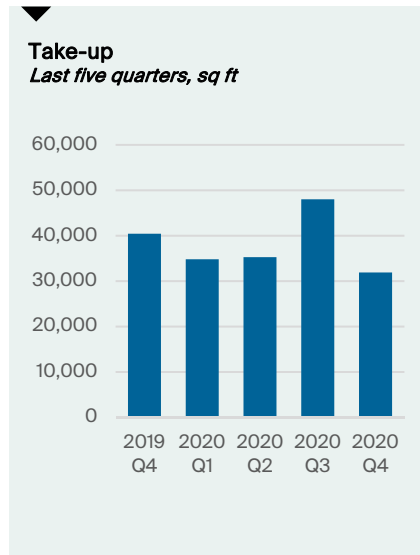
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Newcastle Office Market

Research, Q4 2020

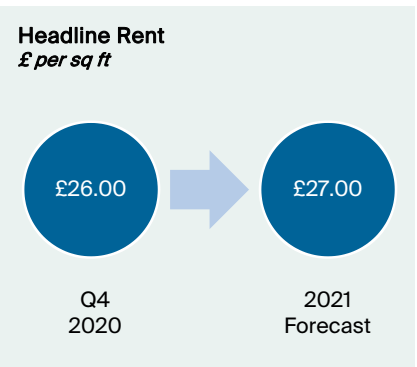
OCCUPIER DEMAND	TAKE-UP (SQ FT) 31,912	NUMBER OF DEALS 8	MOST ACTIVE SECTOR Charities 83%
OCCUPIER SUPPLY	GRADE A AVAILABILITY (SQ FT) 225,000	VACANCY RATE (TOTAL MARKET) 6.4%	UNDER CONSTRUCTION (SQ FT) 226,000 Pre-let and Speculative

Note: All figures are city centre only



KEY TRANSACTIONS

Building	Occupier	Size (sq ft)
1 Carloli Square	Rococo	25,482



INVESTMENT ACTIVITY

VOLUMES £M
£30m

QTR vs 10yr AVERAGE
+40%

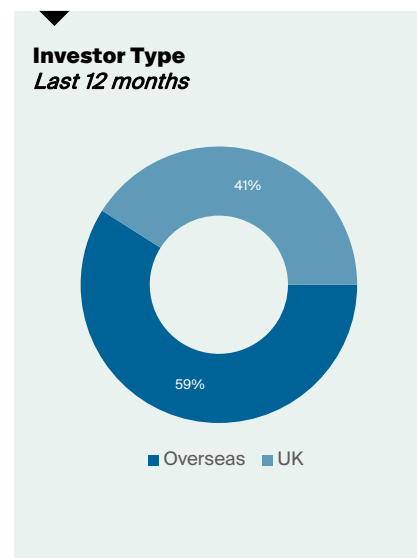
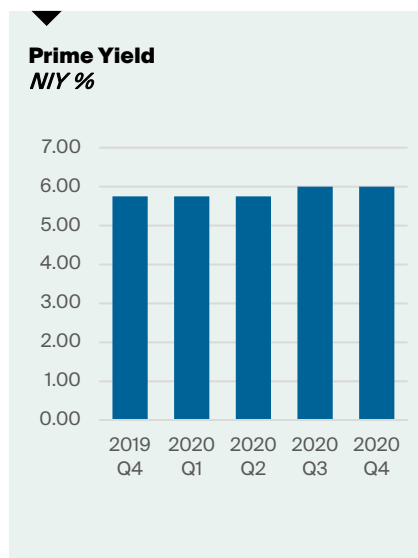
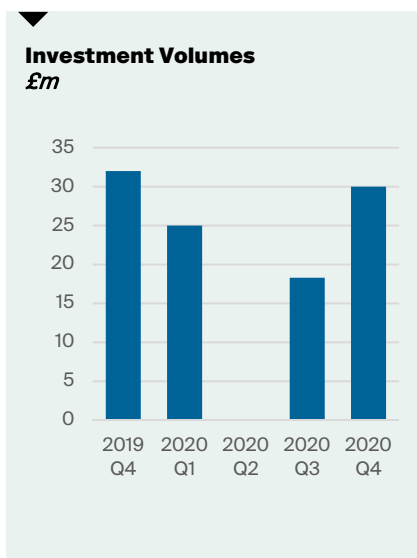
NUMBER OF DEALS
1

YIELDS

PRIME CITY CENTRE
6.00%

PRIME OOT
7.00%

FORECAST TOTAL RETURN
3.5% (PA 2020-2024)



Summary

Office take-up in the city centre was 31,912 sq ft, 35% below the 10-year quarterly average. Nonetheless, this meant that total take-up for the year rose to 150,018 sq ft. While this is 23% below the 10-year annual average, this total represents a 29% increase when compared to 2019.

Similarly, despite Covid restrictions hindering investor activity, a notable increase in investment volumes was recorded. During 2020, £73.50m of office stock was sold, a total 27% higher than 2019.

The roll out of vaccines have meant that business strategy will increasingly be focussed beyond the crisis. The shift away from offices is now expected to reverse quickly when allowed, contrasting the viewpoint earlier in the pandemic. There will be greater importance placed on securing the best quality space, meaning competitive pressure on prime stock availability in 2021.

KEY TRANSACTIONS

Building	Price £m	Buyer	Vendor
Strawberry Lane, 1	£30m	Canada Life	Ask RE Ltd

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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