

Newcastle Office Market

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



Research, Q4 2021

OCCUPIER



DEMAND

TAKE UP (SQ FT)

519,119

NO. OF **DEALS** 13

MOST ACTIVE **SECTOR**

Professional Services

Note: All figures of city centre

SUPPLY

GRADE A **AVAILABILITY** (SQ FT)

309,000



VACANCY RATE

9.0%

INVESTMENT



ACTIVITY

VOLUMES £M £34m

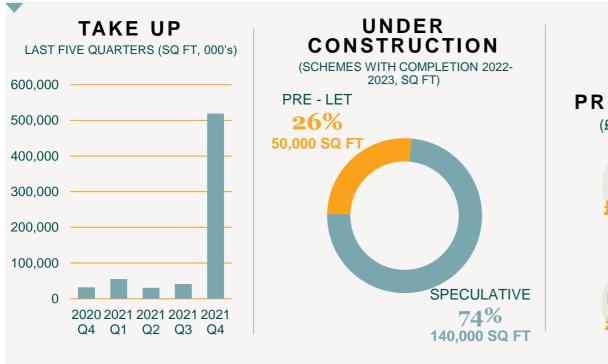
QTR VS 10YEAR **AVERAGE** NO. OF **DEALS** PRIME CITY **CENTRE** 6.0%

PRIME OOT 7.0%

YIELDS

FORECAST TOTAL RETURN 3.7%

(PA 2021-2025)



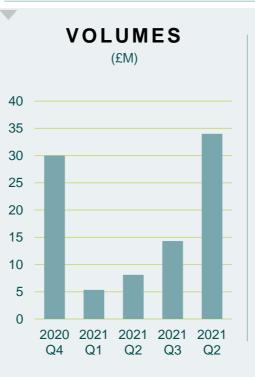


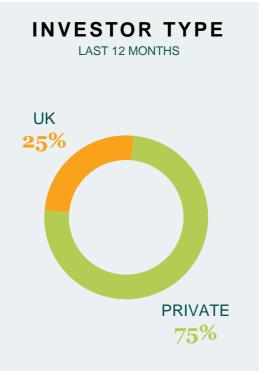
PRIME RENT (£ PER SQ FT)

Q4 2021 £26.00

2022 **FORECAST**

£27.00









BUILDING

The Lumen

OCCUPIER

Scott Logic

SIZE (SQ FT) 14,549



BUILDING Citygate 2

PRICE £19.3m

BUYER Topland Group

VENDOR EPIC Ltd

We like questions, if you have one about our research, or would like some property advice, we would love to hear from you.

Knight Frank Research Reports are available at knightfrank.com/research





PETER BOWDEN Partner, Newcastle, Commercial +44 191 594 5015 peter.bowden@knightfrank.com



PATRICK MATHESON Partner, Newcastle Commercia +44 191 594 5015 patrick.metheson@knightfrank.com



DICKON WOOD Partner, Newcastle Commercial +44 191 594 5036 dickon.wood@knightfrank.com



DARREN MANSFIELD

Partner, Commercial Research +44 207 861 1246 darren mansfield@knightfrank.com