



SHEFFIELD OFFICE MARKET

RESEARCH, Q2 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)
76,424

NO. OF DEALS
20

MOST ACTIVE SECTOR
Health & Education



SUPPLY

GRADE A AVAILABILITY (SQ FT)
115,000

VACANCY RATE
6.0%



INVESTMENT



ACTIVITY

VOLUMES £M
£11.46

QTR VS 10YEAR AVERAGE
-26%

NO. OF DEALS
2



YIELDS

PRIME CITY CENTRE
6.50%

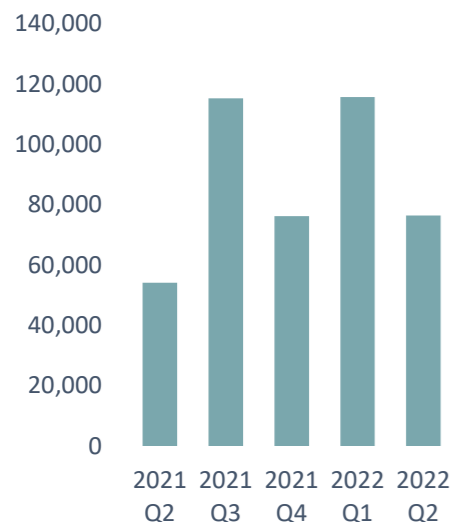
PRIME OOT
8.00%

FORECAST TOTAL RETURN (PA 2022-2026)
3.8%



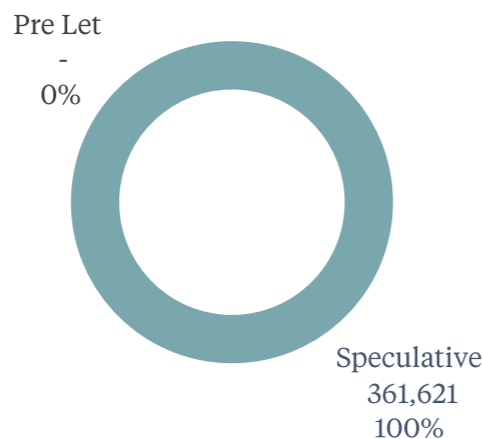
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

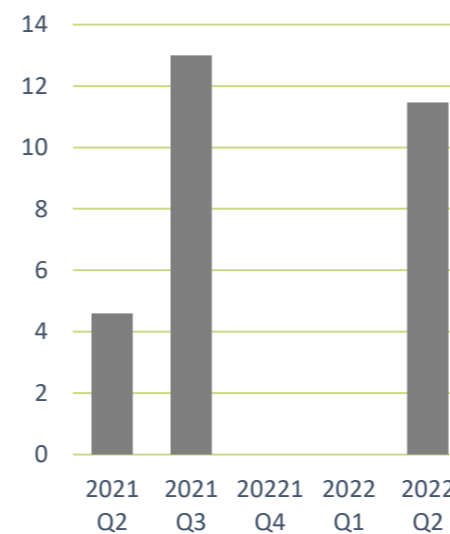
(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



PRIME RENT (£ PER SQ FT)



VOLUMES (£M)



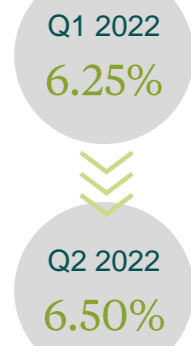
INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

BUILDING
Thorncliffe Hall, Thorncliffe Park

OCCUPIER
Paces

SIZE (SQ FT)
18,000



HEADLINE TRANSACTION

BUILDING
One Northbank

PRICE
£8.46M

BUYER
Regional REIT

VENDOR
CEG

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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