

# LONDON OFFICES

WEST END  
SPOTLIGHT

Q3 2019

# WEST END MARKET **OVERVIEW**

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## KEY THEMES

Demand for space remains robust and diverse, with finance, professional services and corporates all remaining active

Prelets continuing apace, with 62% of all stock under construction now committed

Investment stock remains limited with just 20 properties available with a combined value of £2.7 billion, dominated by two large disposals

## KEY STATS


Q3 West End prime rents increased to £112.50 per sq ft

Vacancy rate in the West End is 5.3%


Active demand unchanged quarter-on-quarter at 2.2 m sq ft

Q3 West End prime yields remained stable at 3.75%

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## WEST END LEASING OVERVIEW

sq ft	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	% change		Long-term average
						3m	12m	
Take-up	1.58 m	1.72 m	1.26 m	1.05 m	1.03 m	-2%	-35%	1.23 m
Availability	4.95 m	5.69 m	4.94 m	4.42 m	4.59 m	4%	-7%	5.35 m
Vacancy Rate	5.8%	6.6%	5.8%	5.2%	5.3%	N/A	N/A	6.1%
Active Requirements	2.31 m	2.79 m	2.55 m	2.22 m	2.22 m	N/A	-4%	2.07 m

## WEST END INVESTMENT OVERVIEW

£ bn	Q3 18	Q4 18	Q1 19	Q2 19	Q3 19	% change		Long-term average
						3m	12m	
Turnover	£2.21 bn	£1.45 bn	£1.16 bn	£0.87 bn	£0.62 bn	-29%	-72%	£1.36 bn
Availability	£1.40 bn	£0.92 bn	£0.42 bn	£1.46 bn	£2.70 bn	85%	93%	N/A
Under Offer	£1.19 bn	£0.76 bn	£0.61 bn	£0.82 bn	£0.91 bn	11%	24%	N/A

## KEY WEST END LEASING DEALS

Building	Sq ft	Rent (per sq ft)	Occupier
16 Great Marlborough Street, W1	105,000	CONFIDENTIAL	Diageo Plc
The Post Building, 21/31 New Oxford Street, WC1	88,667	£85	Nationwide Building Society
Marble Arch Place, 5 Marble Arch, W1	78,397	£120	Bridgepoint Capital Group Ltd
Media Village, 131/151 Great Titchfield Street, W1	47,030	£55	The Office Group
22-24 Berners Street, W1	40,888	N/A	Fora

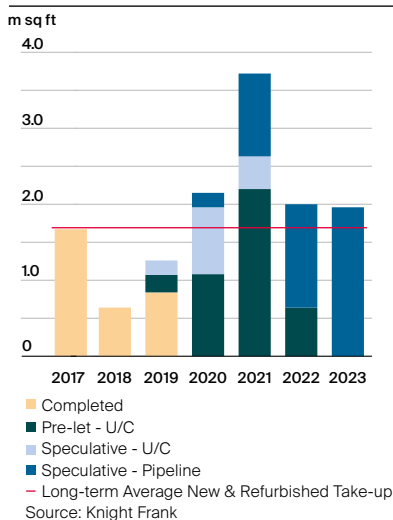
## KEY WEST END INVESTMENT DEALS

Building	Price	£ per sq ft	Yield
23 Savile Row, W1	£277 m	£2,798	4.14%
55 Broadway, SW1	£120 m	£650+	N/A
33 Kingsway, WC2	£62.25 m	£1,035	5.27%
94-96 Wigmore Street W1	£17.4 m	£1,475	N/A

## SUBMARKET PRIME HEADLINE RENTS

Submarket	Prime Headline Rent (per sq ft)
WEST END CORE	£112.50
MARYLEBONE	£95
FITZROVIA	£92
SOHO	£90
KING'S CROSS/EUSTON	£85
VICTORIA	£80
COVENT GARDEN	£80
SHOREDITCH/FARRINGDON	£79.50
PADDINGTON	£77
MIDTOWN	£72.50
CITY CORE	£72.50
SOUTHBANK	£70
ALDGATE/WHITECHAPEL	£60
VAUXHALL/BATTERSEA	£57.50
WHITE CITY	£52.50
CANARY WHARF	£49.50
STRATFORD	£44

## DEVELOPMENT PIPELINE



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