

## **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** 



#### SUPPLY

GRADE A **AVAILABILITY** (SQ FT)

RATE 9.0%

VACANCY

### 309,000

#### INVESTMENT



#### **ACTIVITY**

**VOLUMES** £M £34m

QTR VS 10YEAR **AVERAGE**  NO. OF **DEALS** 

PRIME CITY **CENTRE** 6.0%

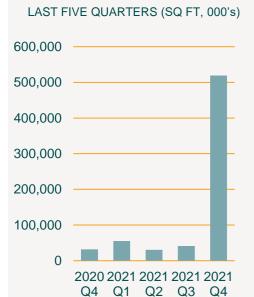
INVESTOR TYPE

**PRIME** OOT 7.0%

**YIELDS** 

**FORECAST TOTAL RETURN** 3.7% (PA 2021-2025)





#### UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2023, SQ FT)



2021



# PRIME RENT (£ PER SQ FT)

Q4 £26.00



#### (£M) 40 35 30 25 20 15 10 5

2020 2021 2021 2021 2021

Q3

Q1 Q2

**VOLUMES** 

# LAST 12 MONTHS UK 25% **PRIVATE 75%**





#### **BUILDING**

The Lumen

#### **OCCUPIER**

SPECULATIVE

74%

140,000 SQ FT

**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





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