



Investment Times Offices

allsop

ALLSOP NATIONAL OFFICE MARKET OVERVIEW



Significant **post-pandemic improvement** in office investment volumes totalling **£8.4 billion** in 2021 (excluding London)



Sharp **recovery** in office take-up across regional markets in 2021 and H1 2022



ESG remains the **key focus** for both investors and occupiers driving demand for quality, sustainable accommodation



25 bps prime yield compression through 2021



Rental growth in prime regional centres for **best in class** accommodation



Overseas investment driving demand accounting for **c.40%** of 2021 transactions



Strong **employment growth** in **TMT sectors**, leading the way in occupational office demand



Secondary regional offices remain at a **significant discount to prime**, creating **attractive opportunities** investors chasing higher yielding assets

LATEST ALLSOP DEALS

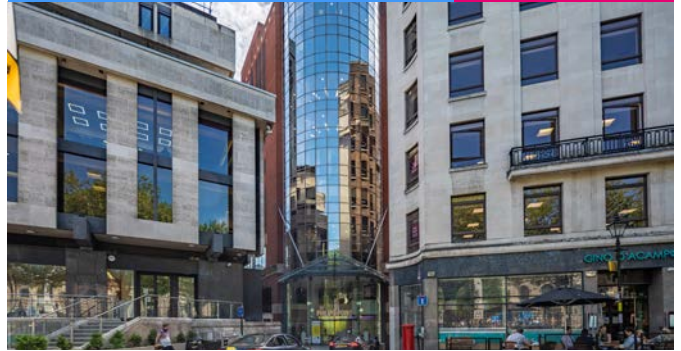
NO.1 FORBURY PLACE, READING

£100M / 5.64% NIY



ST PHILIPS POINT, BIRMINGHAM

£24.5M / 8.80% NIY



CITYGATE II, NEWCASTLE UPON TYNE

£19.37M / 7.70% NIY



145 MORRISON STREET, EDINBURGH

£12.06M / 5.75% NIY



PROJECT PORT, PORTFOLIO

£22M

PROJECT PORT

A PORT: FOLIO OF FIVE GOVERNMENT LET OFFICES

PHOENIX HOUSE, BARKING

£14.25M / 4.33% NIY





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Last 12 Months
Allsop National
Investment
Team 2021...

OVER
60
TRANSACTIONS

OVER
£900
MILLION
OF TRANSACTIONS

OVER
ONE
DEAL PER WEEK

UNRIVALLED ACCESS TO
50,000
INVESTORS

ALL
SECTORS
COVERED ACROSS
THE UK

INVESTOR REACH TO OVER
208
COUNTRIES OR
TERRITORIES

2021
We know the buyers...

Jeremy Hodgson
Partner
07850 976116

Scott Tyler
Partner
07787 501732

Alex Butler
Partner
07801 219888

Dale Johnstone
Partner
07788 554555

James Salmon
Partner
07720 400306

Lottie Hayward
Senior Associate
07817 549237

Tom Dales
Senior Associate
07799 663631

Liam Stray
Senior Associate
07956 981575

Richard Gale
Senior Associate
07527 388024

Archie Stead
Associate
07525 824606

Andrew Wise
Associate
07535 045149

Gergo Petrovics
Senior Surveyor
07961 234029

Freddie Foley
Surveyor
07765 982637

Nasif Miah
Trainee Surveyor
07435 791348

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