

Q4 2025

UK Office Market

MARKET FIGURES

CBRE RESEARCH
FEBRUARY 2026



Key Stats

	Take-up Q4 2025	Take-up (YoY change)	Availability Q4 2025	Availability (YoY change)	Prime rent Q4 2025	Availability rate Q4 2025
City	1,705,294	+4%	7,735,500	-10%	£90.00	9.8%
West End	731,816	-31%	7,214,726	+14%	£190.00	7.9%
Midtown	182,181	-66%	1,879,772	-19%	£95.00	7.2%
Southbank	244,751	-1%	2,484,901	-2%	£82.50	12.3%
Docklands	371,079	+487%	1,305,759	-45%	£57.50	6.7%
South East	742,248	+32%	15,668,872	-3%	£58.00	8.7%
Aberdeen	56,539	+132%	1,561,288	-21%	£32.50	15.6%
Belfast	122,334	+218%	1,097,090	-8%	£26.50	12.2%
Birmingham	290,059	+111%	2,764,798	+6%	£46.50	15.9%
Bristol	164,699	+62%	995,199	-21%	£50.00	11.3%
Cambridge	115,322	+297%	1,155,570	+17%	£62.00	10.5%
Edinburgh	163,261	-69%	1,798,341	-12%	£46.50	9.9%
Glasgow	121,411	-33%	2,050,547	-23%	£41.50	8.9%
Leeds	143,360	-9%	1,632,077	-10%	£46.00	12.6%
Liverpool	65,254	-37%	755,150	-13%	£35.00	13.4%
Manchester	289,632	+3%	4,014,000	-8%	£45.00	15.7%
Oxford	457,311	+238%	953,717	-3%	£63.50	22.5%
Southampton	0	-100%	321,601	-10%	£30.00	6.4%



UK Office Market Overview



Click on the locations on the map to view market data



Use the navigation bar top right to move between sections and the map

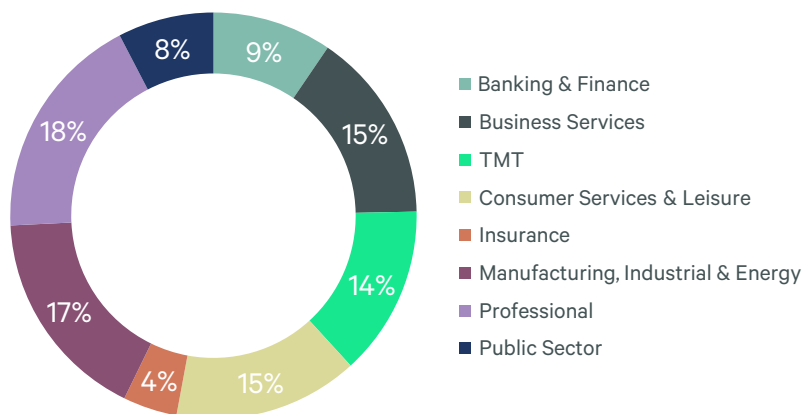




UK Markets* Q4 2025

- Take-up for offices in the UK Markets totalled 2.0m sq ft in the last quarter of 2025, an increase of 54% on the previous quarter. This brought the full year take-up to 5.8m sq ft, a 4% fall compared to 2024 but, 2% up on the five-year average
- Demand for best-in-class space continues, with eight of the top ten deals during Q4 taking place in new or early marketed space. The largest of these involved the take-up of 169,200 sq ft at Daubeny 3, Oxford Science Park by Ellison Institute of Technology
- The professional sector has been responsible for the largest share of take-up in the last 12 months (18%), followed by the manufacturing, industrial & energy sector, accounting for 17% of the total during the period

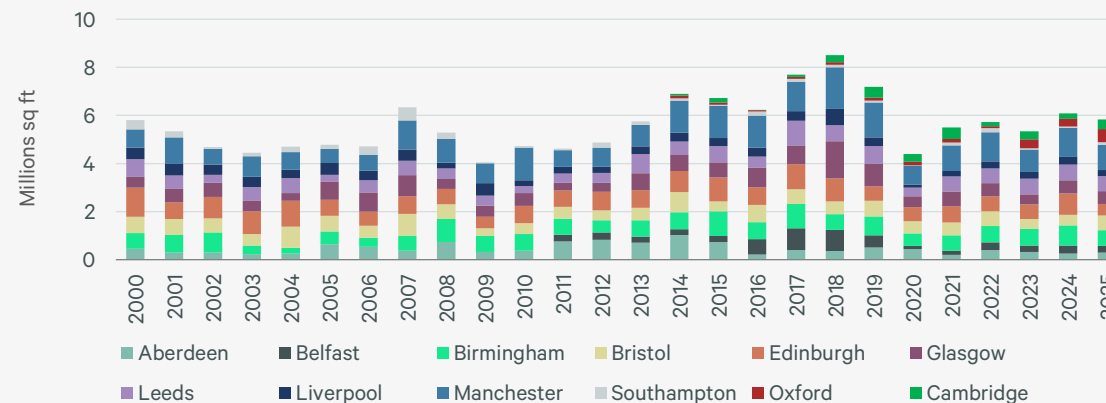
UK Markets take-up by sector, 12 months to end Q4 2025



Source: CBRE Research

*The UK Markets are comprised of the 12 city office markets outside of Central London tracked by CBRE: Aberdeen, Belfast, Birmingham, Bristol, Cambridge, Edinburgh, Glasgow, Leeds, Liverpool, Manchester, Oxford and Southampton. Belfast figures commence 2011 / Oxford and Cambridge commence 2014

UK Markets annual take-up



Source: CBRE Research

UK Markets key deals, Q4 2025

Address	City	Size (sq ft)	Occupier
Daubeny 3, The Oxford Science Park, OX4	Oxford	169,200	Ellison Institute of Technology
Daubeny 2, The Oxford Science Park, OX4	Oxford	139,600	Ellison Institute of Technology
Daubeny 1, The Oxford Science Park, OX4	Oxford	130,100	Ellison Institute of Technology
Three Chamberlain Square, B3	Birmingham	93,800	Confidential

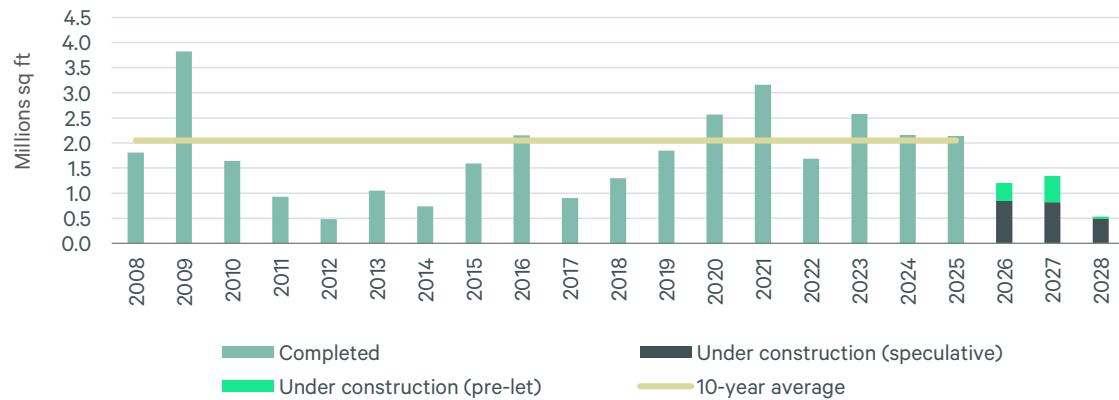
Source: CBRE Research



UK Markets Q4 2025

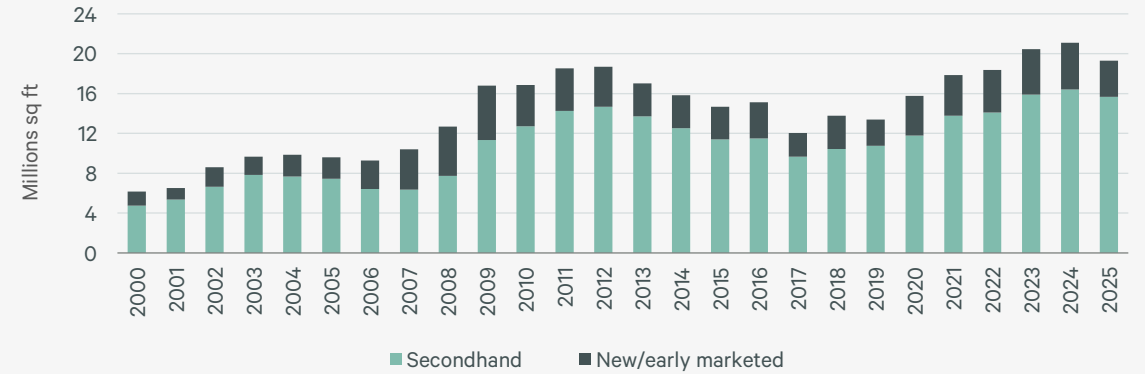
- Availability across the UK Markets decreased by 6% quarter-on-quarter, to stand at 19.3m sq ft at the end of Q4
- This is a 9% fall compared to the same period in 2024 and broadly in-line with the five-year average. The quarterly decrease in supply was driven by a 17% fall in newly or early marketed space, and a 3% increase in secondhand space. Despite the overall supply remaining above trend, the supply for new space stood 2% lower compared the long-term average
- 2.1m sq ft of development space completed across the UK Markets during 2025. Of this, 37% was pre-let or under offer. A total of 3.1m sq ft of under construction space is expected to complete between 2026-2028, 30% of this is already pre-let

UK Markets development pipeline



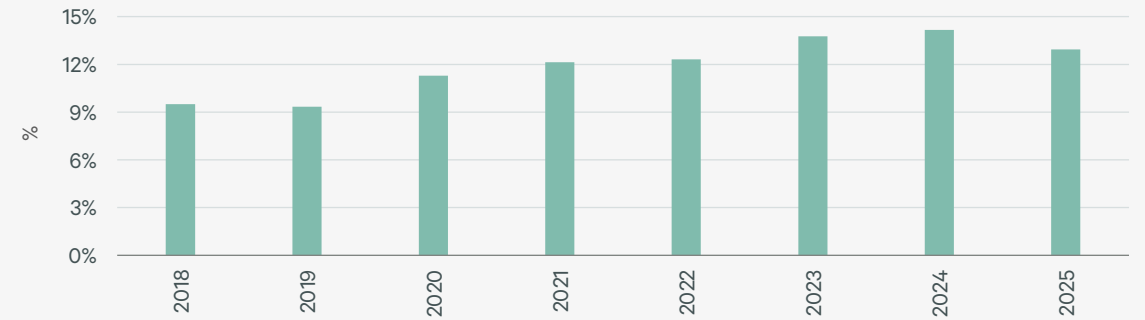
Source: CBRE Research

UK Markets availability



Source: CBRE Research

UK Markets availability rates



Source: CBRE Research



Central London Q4 2025

- Take-up increased by 23% from the previous quarter in Q4, totalling 3.2m sq ft across Central London. The Q4 total was also up by 13% on the long-term quarterly trend (2.9m sq ft). In the full-year 2025, take-up totalled 11.4m sq ft, broadly in line with the total figure for the previous year and the long-term annual average
- A total of six deals over 100,000 sq ft transacted during the quarter, the largest of which involved the take-up of 300,000 sq ft at One Canada Square, E14 by Visa. Although secondhand space continued to dominate take-up, accounting for 60% of the Q4 total, secondhand take-up decreased by 7% quarter-on-quarter. Pre-let take-up saw the largest increase in Q4, following a lack of pre-let activity in the third quarter of 2025
- The banking and finance sector took 1.2m sq ft of space in Q4, accounting for 37% of total take-up, making it the most active sector

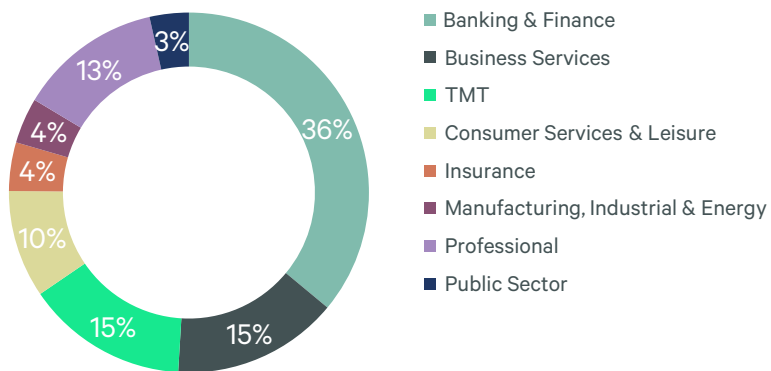
Central London take-up by sector, 12 months to end Q4 2025

£190.00

Central London Prime Rent

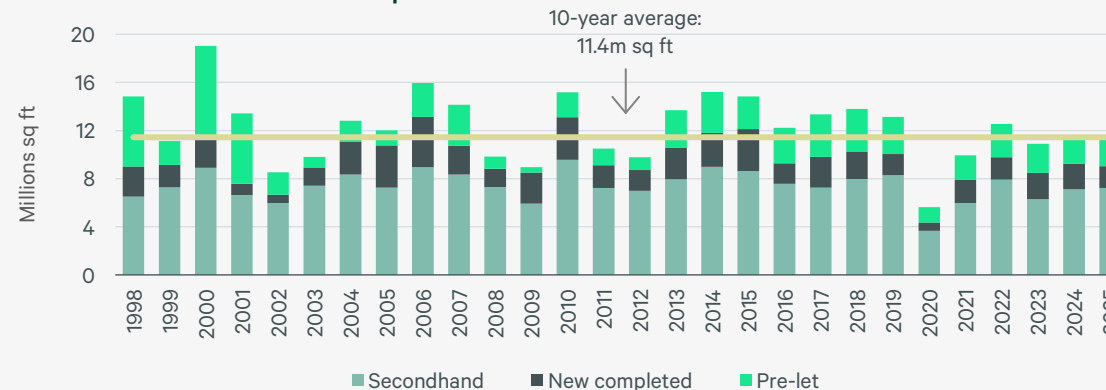
8.7%

Central London Availability Rate



Source: CBRE Research

Central London annual take-up



Source: CBRE Research

Central London key deals, Q4 2025

Address	Size (sq ft)	Occupier
One Canada Square, E14	300,000	Visa
10 Paternoster Square, EC4	202,000	London Stock Exchange
One Exchange Square, 175 Bishopsgate, EC2	154,800	Gibson Dunn & Crutcher

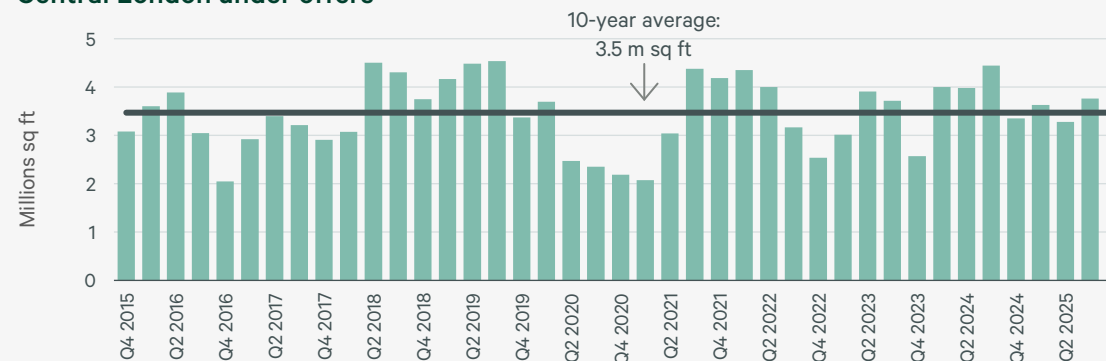
Source: CBRE Research



Central London Q4 2025

- Under offers in Central London fell by 7%, ending the year at 3.5m sq ft. The Q4 figure was in line with the long-term average (+1%). A total of 1.9m sq ft was newly placed under offer during the quarter
- Across Central London, there were 12 units larger than 50,000 sq ft under offer, of which four were over 100,000 sq ft. Of the under offers 50,000 sq ft and larger, 10 were for newly completed or pre-let space, demonstrating the demand for the best-quality space. The largest under offer of the quarter was at 1 Appold Street, EC2, where 253,800 sq ft was under offer
- The City and the West End saw decreases in under offers from the previous quarter, by -21% and -11%, respectively. However, the remaining main markets experienced an increase in under offers. The Docklands saw under offers more than double throughout the quarter, and Southbank saw a 46% increase throughout the period

Central London under offers



Source: CBRE Research

Central London key under offers, Q4 2025

Address	City	Size (sq ft)	Occupier
1 Appold Street, EC2	City	253,800	Confidential
The Ink Building, Timber Square, SE1	Southbank	191,400	Confidential
YY London, 30 South Colonnade, E14	Docklands	150,800	Confidential

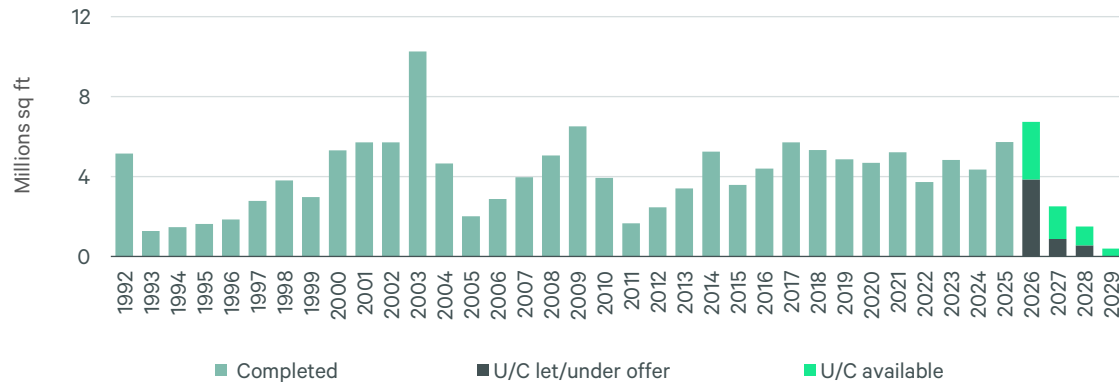
Source: CBRE Research



Central London Q4 2025

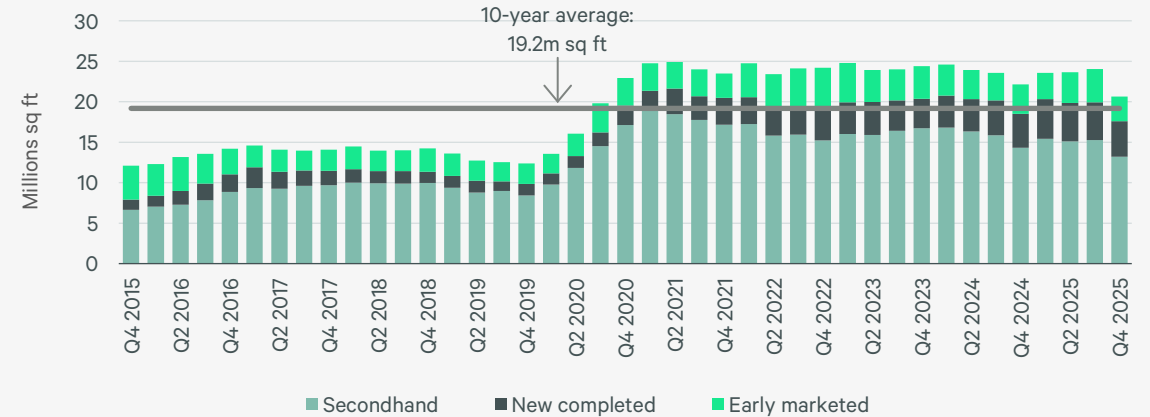
- Availability fell by 14% from the previous quarter, the largest quarterly drop in supply since 2000. However, the Q4 total of 20.6m sq ft remained 8% above the long-term quarterly average level. New early marketed supply (space not ready to occupy yet but will become so within 12 months) saw the largest quarterly fall of 27%. Secondhand and newly completed supply each fell by 14% and 5% (respectively) quarter-on-quarter. All other main Central London markets saw supply fall
- At the end of Q4, there were 22 units across Central London with more than 100,000 sq ft of ready-to-occupy space available, of which 14 were for newly developed space. The largest ready-to-occupy unit was at Broadgate Quarter, 9 Appold Street, EC2 where 197,100 sq ft was available at the end of the quarter
- The Central London vacancy rate fell at the end of Q4, ending the quarter at 7.2% (compared to 8.0% at the end of Q3)

Central London development pipeline



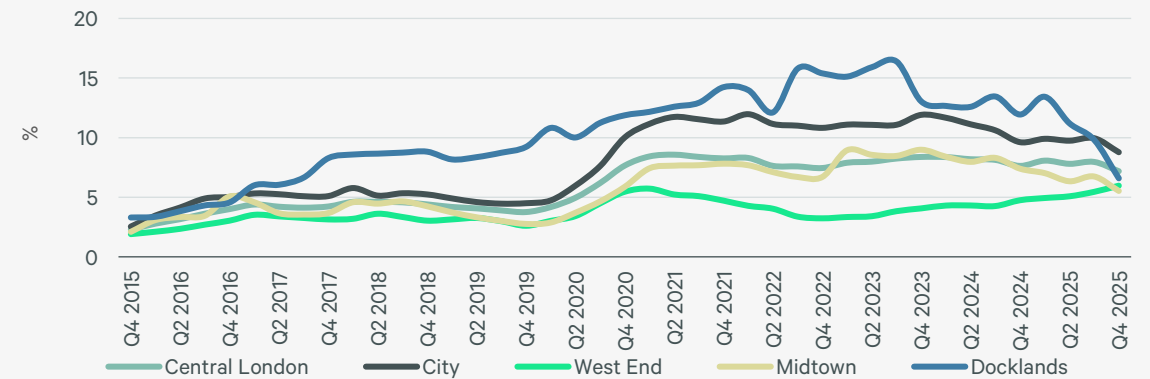
Source: CBRE Research

Central London availability



Source: CBRE Research

Central London vacancy rates



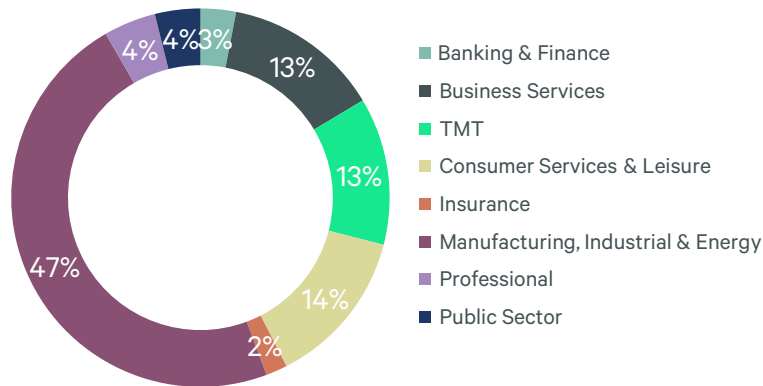
Source: CBRE Research



South East Markets Q4 2025

- Take-up totalled 842,200 sq ft during the fourth quarter of 2025, within units over 10,000 sq ft. This was a 54% increase quarter-on-quarter and a 35% rise on the five-year quarterly average of 619,500 sq ft. The annual take-up totalled 2.8m sq ft; the highest yearly total since 2021
- The three largest deals of the quarter involved a combined take-up of 438,900 sq ft at Daubeny 1, 2 & 3, Oxford Science Park by Ellison Institute of Technology. These three deals accounted for 59% of the quarterly take-up
- Pre-let space accounted for the majority of take-up during Q4, mainly driven by the Daubeny deals, representing 64% of the total. This was the strongest quarter of pre-letting activity since Q1 2001
- In 2025, the manufacturing, industrial & energy sector was the most active, accounting for 47% of the annual take-up, followed by consumer services & leisure, each accounting for 14% of the total

South East Markets take-up by sector, 12 months to end Q4 2025



Source: CBRE Research

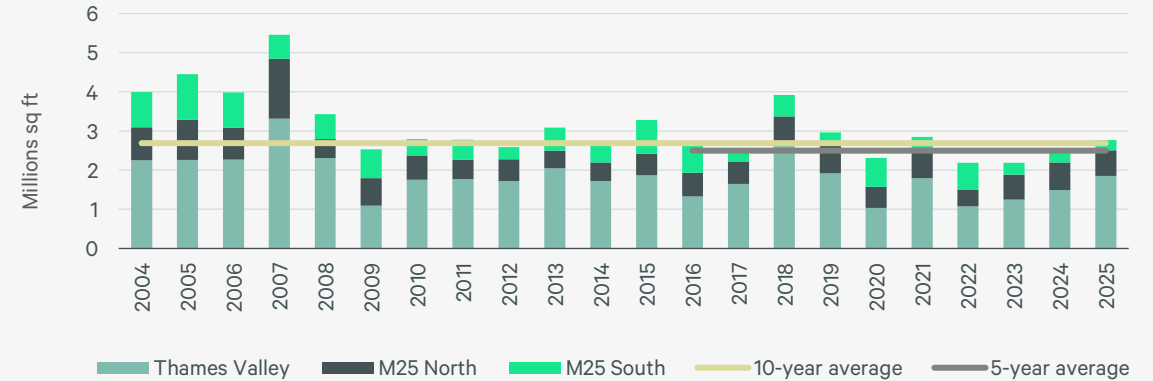
£58.00

South East Prime Rent

8.7%

South East Availability Rate

South East Markets annual take-up



Source: CBRE Research

South East Markets key deals Q4 2025

Address	Market	Size (sq ft)	Occupier	Quality
Daubeny 3, The Oxford Science Park, OX4	Oxford	169,200	Confidential	Pre-let
Daubeny 2, The Oxford Science Park, OX4	Oxford	139,600	Confidential	Pre-let
Daubeny 1, The Oxford Science Park, OX4	Oxford	130,100	Confidential	Pre-let
A3 Cody Technology Park, Iweley Road, GU14	Farnborough	33,700	Sixworks	Secondhand
Verulam Point, Station Way, AL1	St Albans	32,100	Costa	Secondhand

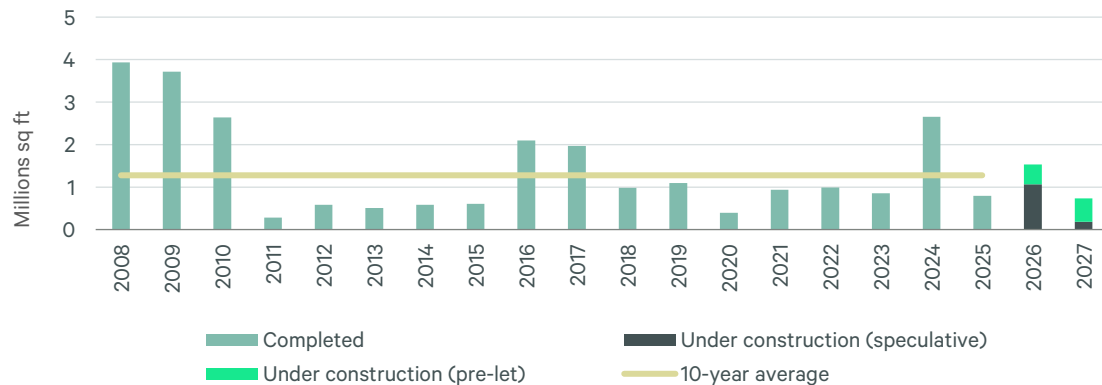
Source: CBRE Research



South East Markets Q4 2025

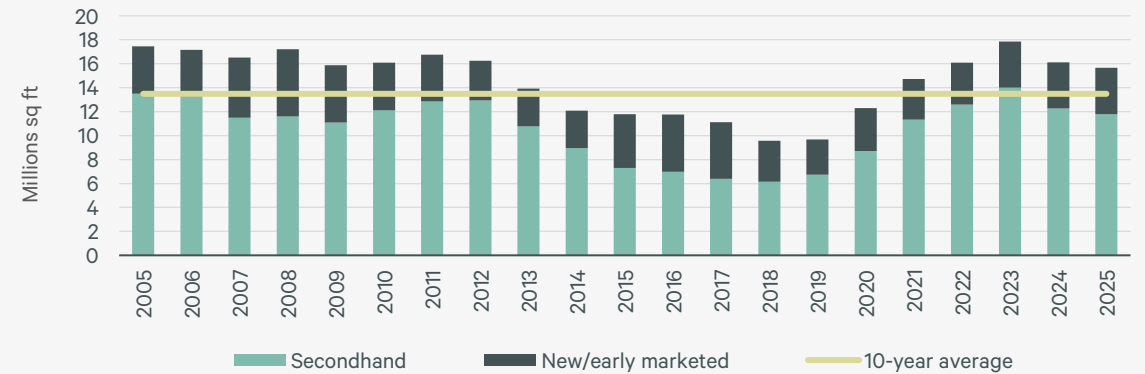
- South East availability decreased during the quarter to 15.7m sq ft (-7%) in units over 10,000 sq ft. Consequently, supply also fell 3% below the five-year quarterly average of 16.2m sq ft
- Secondhand space accounted for three quarters of total supply at 11.8m sq ft (75%), followed by newly completed and new early marketed space (supply that is not yet ready to occupy but will become so within 12 months) at 17% and 8%, respectively. The vacancy rate across the South East market fell to 8.7% at the end of Q4 (compared to 8.9% at the end of Q3)
- There were three development completions in Q4 2025, with a total of 214,200 sq ft of new and extensively refurbished space being delivered to the market. The largest development was 79,600 sq ft at 500 Capability Green. There is currently 3.1m sq ft of space under construction/being extensively refurbished across 22 schemes. Of this, 33% is already pre-let

South East Markets development pipeline



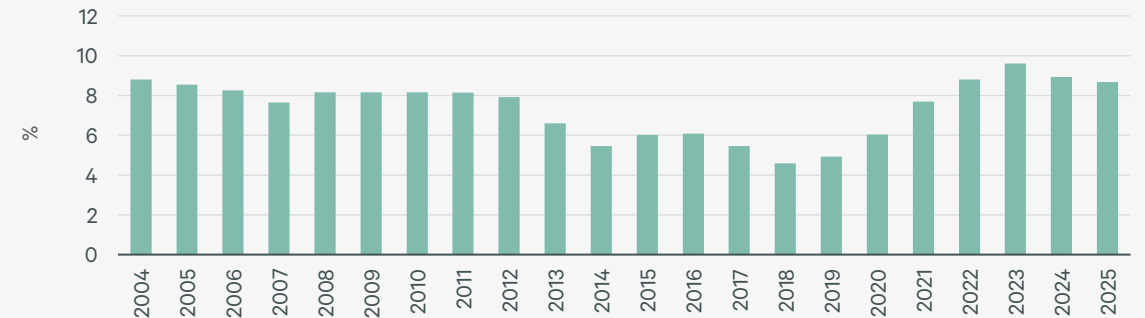
Source: CBRE Research

South East Markets availability



Source: CBRE Research

South East Markets availability rates



Source: CBRE Research



Aberdeen

- Take-up for Q4 totalled 56,500 sq ft, representing a 22% fall on the Q3 total of 72,400 sq ft. The Q4 figure sat 23% below the five-year quarterly average of 73,100 sq ft. The annual take-up totalled 289,400 sq ft, 16% above the 2024 figure
- One of the key deals of the quarter saw the take-up of 10,300 sq ft at Prime Four Business Park. There was only one deal over 10,000 sq ft in Q4, a similar trend throughout 2025 where only four deals transacted over 10,000 sq ft. This is likely a result of the punitive UK government fiscal policies around new North Sea exploration and the Energy Profits Levy (Windfall Tax) reducing activity/confidence in the city which is heavily reliant on the energy sector
- Availability in Aberdeen totalled 1.6m sq ft at the end of Q4, a fall of 16% quarter-on-quarter. This is the lowest level of availability since 2014. There is limited supply of new space in the market, with availability continuing to fall as occupiers are moving towards higher quality, and more modern offices. There is no new speculative office development planned due to rising build costs; therefore, we expect to see rental growth for that best quality remaining stock

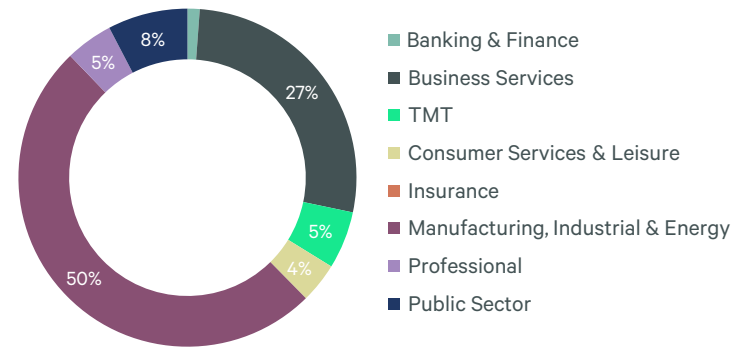
£32.50

Aberdeen Prime Rent

15.6%

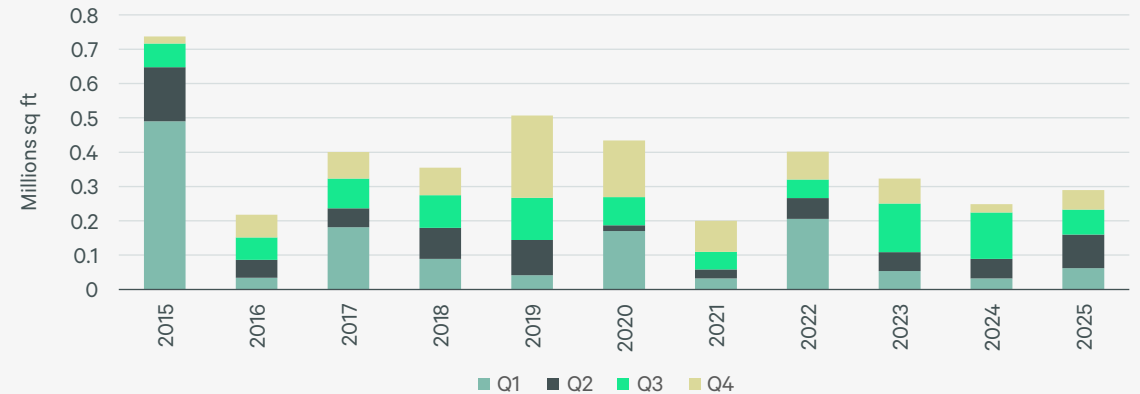
Aberdeen Availability Rate

Aberdeen take-up by sector, 12 months to end Q4 2025



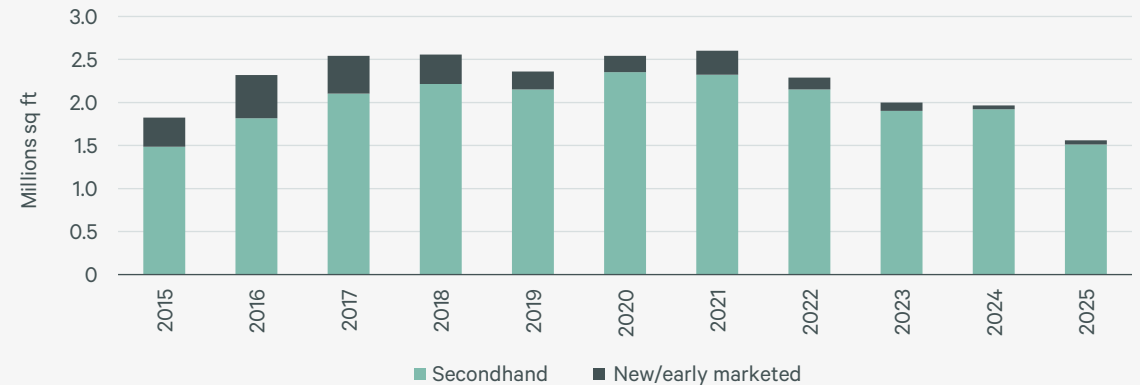
Source: CBRE Research

Aberdeen annual take-up



Source: CBRE Research

Aberdeen availability



Source: CBRE Research



Belfast

- Take-up in Belfast totalled 122,300 sq ft during the last quarter of 2025. The figure was significantly up quarter-on-quarter and 78% above the five-year quarterly average
- This brought the full year total to 288,500 sq ft across 41 transactions, with an average deal size of 7,000 sq ft. Of this, seven deals were over 10,000 sq ft. The annual 2025 take-up figure was 17% lower than the same period in 2024
- The TMT sector was responsible for the largest share of take-up at 27%, followed by business services at 20%, respectively
- Supply remained broadly unchanged at 1.1m sq ft (-0.3%) at quarter-end, remaining 9% above the five-year quarterly average. Secondhand supply accounted for the most space, representing 69% of the total, which needs refurbishment. New space accounted for the remaining 31% of supply, falling by 6% quarter-on-quarter

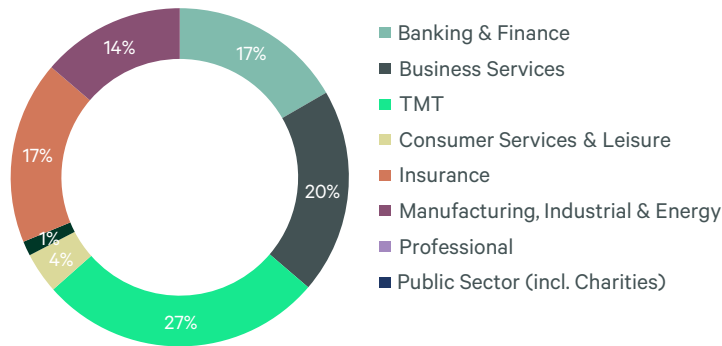
£26.50

Belfast
Prime Rent

12.2%

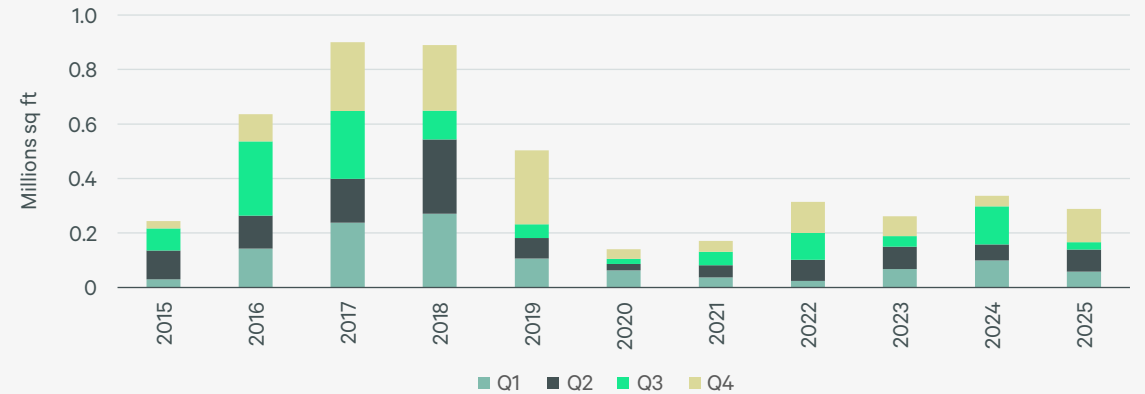
Belfast
Availability Rate

Belfast take-up by sector, 12 months to end Q4 2025



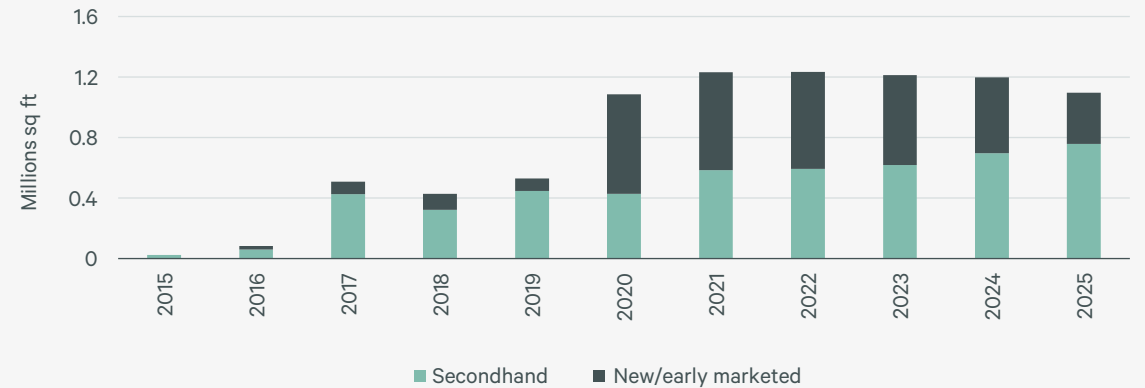
Source: CBRE Research

Belfast annual take-up



Source: CBRE Research

Belfast availability



Source: CBRE Research



Birmingham

- Birmingham Q4 take-up totalled 290,100 sq ft, a 62% increase on Q3. Despite a strong year-end, 2025 take-up totalled 652,800 sq ft, 22% lower than last year
- When combined with the notable deal secured at No.1 Birmingham Health Innovation Campus to the Birmingham Centre for Anatomy, Surgical and Clinical Skills, the total for the year increases to 779,500 sq ft, 7% below 2024 but 11% above the five-year average for take-up
- 10 deals over 20,000 sq ft transacted during 2025, compared to only five in 2024. Seven of the nine deals were for newly completed or new early marketed space demonstrating occupiers' preference for high-quality space. The largest of which saw the take-up of 93,800 sq ft at Three Chamberlain Square
- Supply increased during the quarter to 2.8m sq ft (+7%), with prime traditional core new/early marketed supply accounting for 31% of overall supply

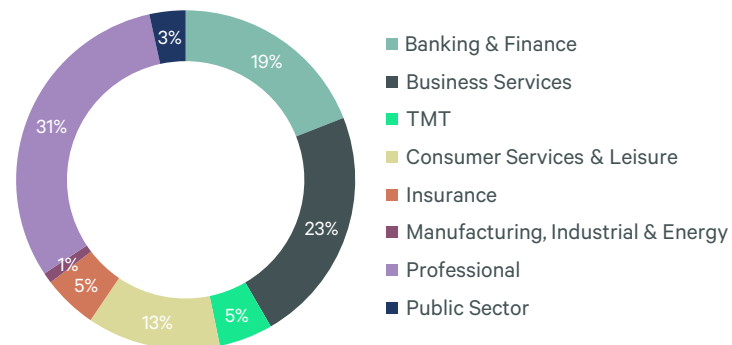
£46.50

Birmingham Prime Rent

15.9%

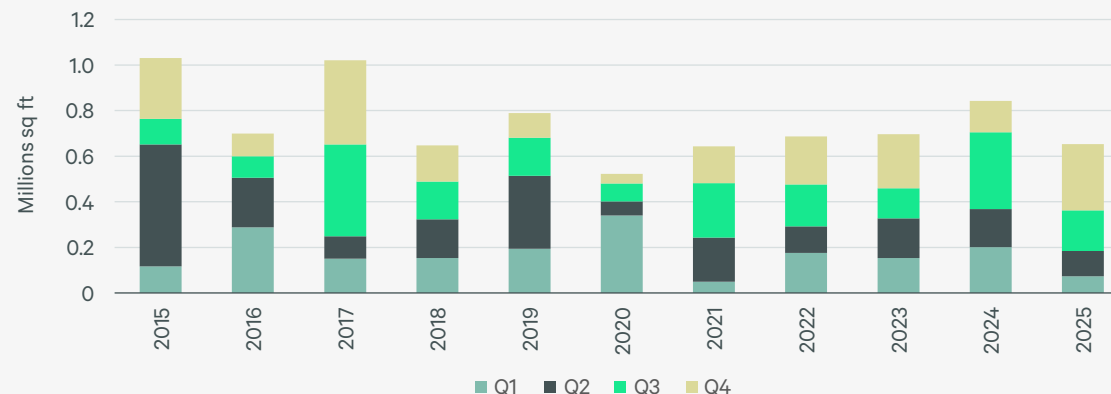
Birmingham Availability Rate

Birmingham take-up by sector, 12 months to end Q4 2025



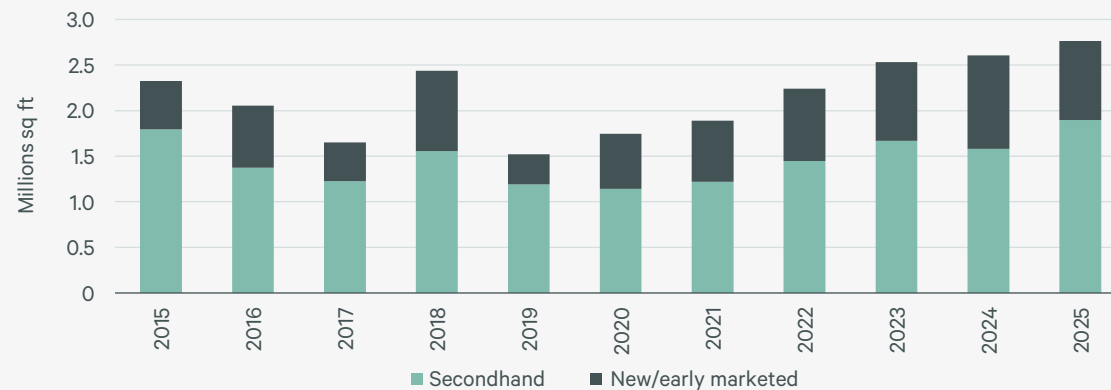
Source: CBRE Research

Birmingham annual take-up



Source: CBRE Research

Birmingham availability



Source: CBRE Research



Bristol

- Bristol city centre take-up totalled 164,700 sq ft during Q4, a 27% rise on the five-year quarterly average, but lower than the previous quarter which stood at 227,800 sq ft (-28%). The 2025 figure totalled 601,200 sq ft, 39% higher than 2024
- Take-up was spread over 32 transactions in the last quarter of 2025. The largest deal of the quarter saw the law firm, Burges Salmon take 41,600 sq ft at One Glass Wharf, Temple Quay
- The business services and professional sector have been responsible for the largest share of take-up in the last 12 months to Q4, each accounting for 25% of the total, respectively
- Availability decreased to 1.0m sq ft at the end of the quarter, a 4% fall on the previous quarter and fell 13% below the five-year quarterly average of 1.1m sq ft
- Secondhand supply accounted for 60% of the total supply, while newly completed and new early marketed accounted for 33% and 7%, respectively

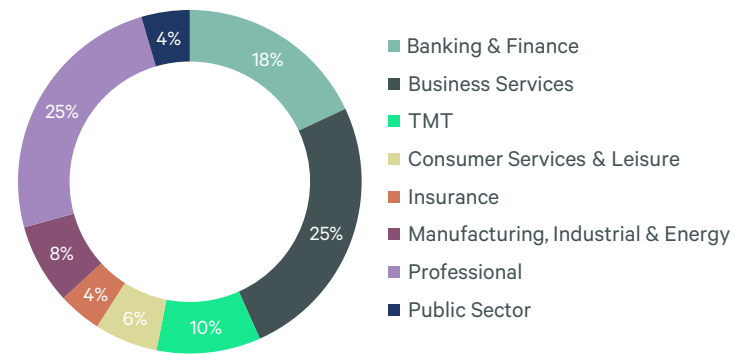
£50.00

Bristol Prime Rent

11.3%

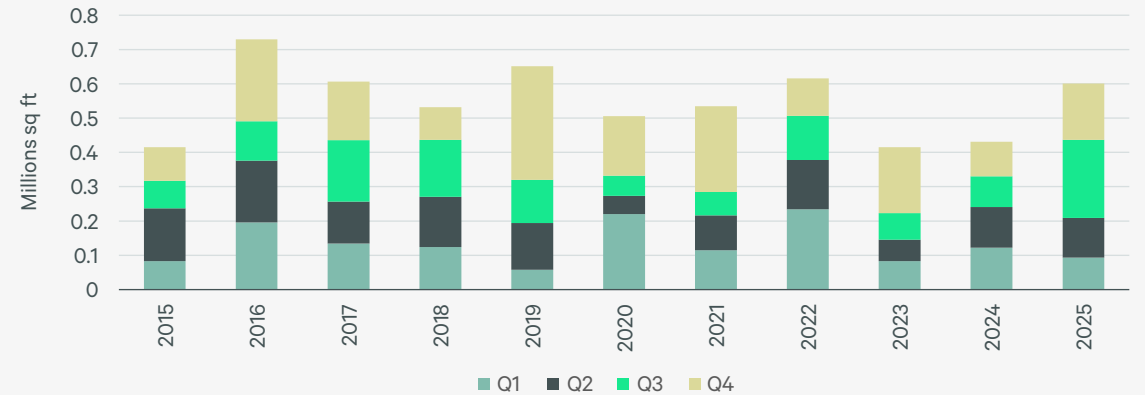
Bristol Availability Rate

Bristol take-up by sector, 12 months to end Q4 2025



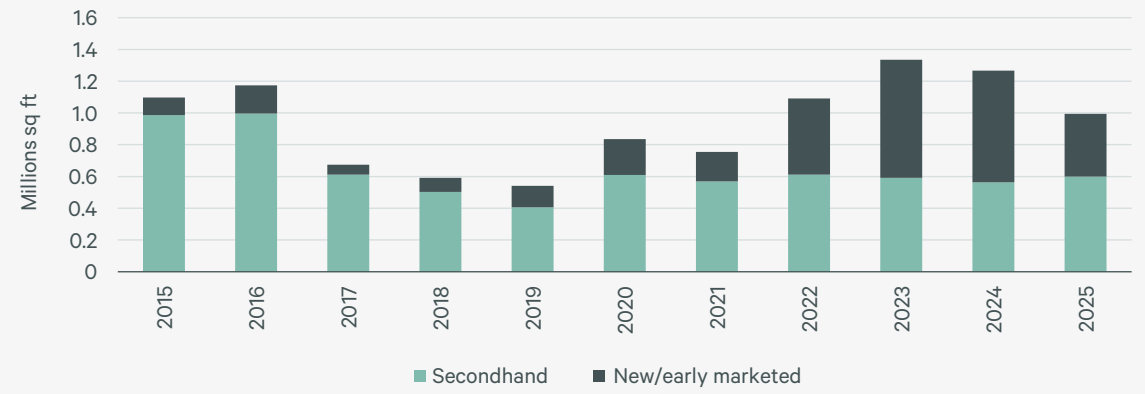
Source: CBRE Research

Bristol annual take-up



Source: CBRE Research

Bristol availability



Source: CBRE Research



Cambridge

- Take-up in Q4 totalled 115,300 sq ft, representing a 53% rise on the previous quarter and a 66% rise on the 10-year quarterly average of 69,300 sq ft. The full-year take-up totalled 391,700 sq ft, 71% higher than 2024
- In 2025, the TMT sector was the most active, accounting for 49% of take-up. The next most active sector was manufacturing, industrial & energy, representing 34% of take-up during the period
- Availability totalled 1.2m sq ft at the end of the quarter, a 3% increase quarter-on-quarter and 17% rise on the same period last year. Supply mainly comprised of secondhand space accounting for three quarters of the total, while new/new early marketed supply accounted for the remaining 25% of supply

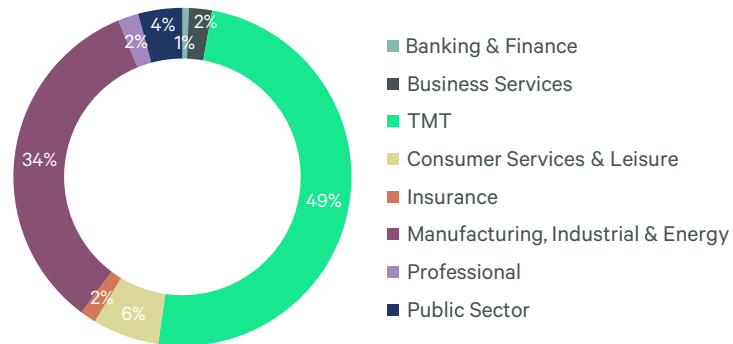
£62.00

Cambridge Prime Rent

10.5%

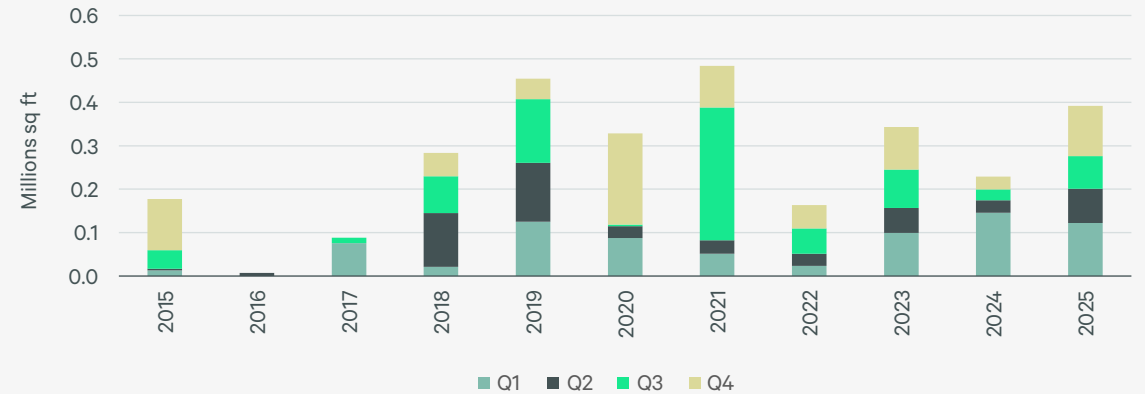
Cambridge Availability Rate

Cambridge take-up by sector, 12 months to end Q4 2025



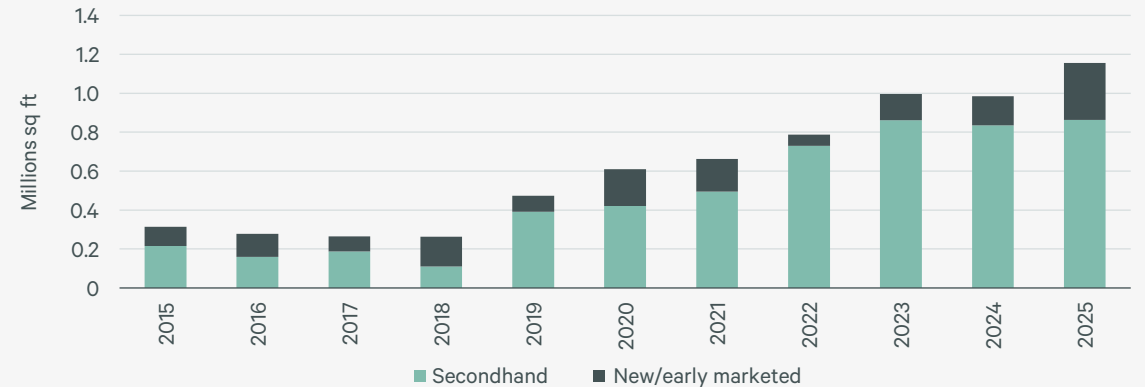
Source: CBRE Research

Cambridge annual take-up



Source: CBRE Research

Cambridge availability



Source: CBRE Research



Edinburgh

- Take-up totalled 163,300 sq ft during Q4, increasing significantly compared to the previous quarter (+95%). Take-up was in-line with the five-year quarterly average. This brought the annual take-up figure to 479,600 sq ft, a 46% fall on 2024
- A total of 23 deals transacted during the quarter, 18 of which were sub-5,000 sq ft, representing the demand for small unit sizes. The largest deal of the quarter involved the take-up of 70,000 sq ft at 1 Thistle Street by Royal London
- The banking and finance sector was the most active sector in the last 12 months to Q4, representing 18% of total take-up, followed by the professional and manufacturing, industrial and energy sector each accounting for 16%, respectively
- Availability decreased marginally (-2%) to stand at 1.8m sq ft. Of the total availability, 96% is secondhand supply and only 4% is new

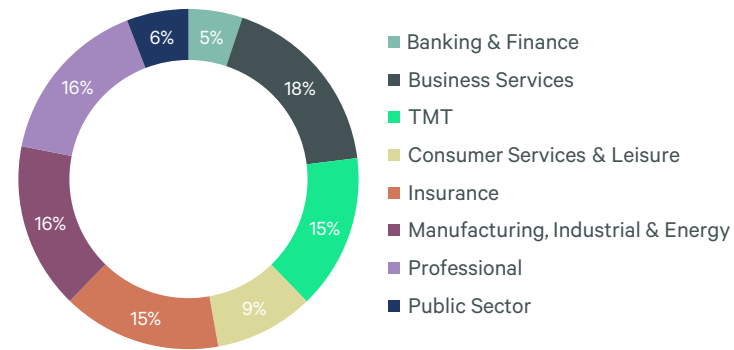
£46.50

Edinburgh Prime Rent

9.9%

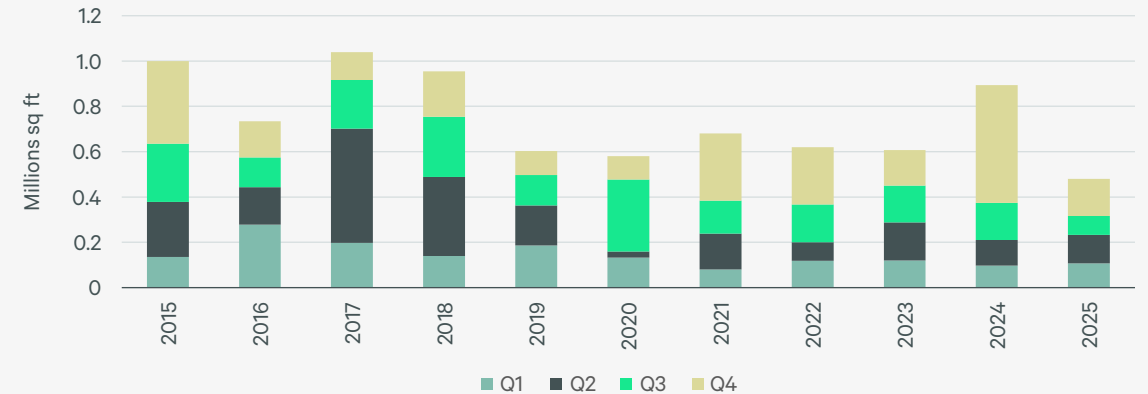
Edinburgh Availability Rate

Edinburgh take-up by sector, 12 months to end Q4 2025



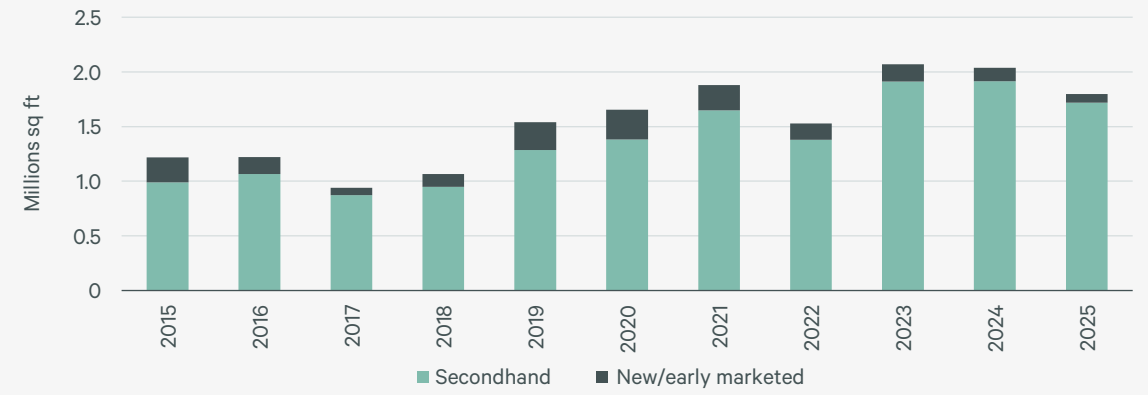
Source: CBRE Research

Edinburgh annual take-up



Source: CBRE Research

Edinburgh availability



Source: CBRE Research



Glasgow

- Glasgow take-up totalled 121,400 sq ft during Q4, which fell 9% below the five-year quarterly average and 33% below the long-term quarterly average of 180,100 sq ft. This brought the annual take-up to 532,600 sq ft, falling slightly on the 2024 total (-3%) but broadly in-line with the five-year annual average
- The largest deal of the quarter saw Sky UK take-up 26,200 sq ft of space at 55 Douglas Street
- The professional sector was responsible for the largest share of take-up in 2025 at 24%, followed by business services and public sector sectors at 19% and 17%, respectively
- Total supply decreased by 5% quarter-on-quarter bringing the year-end supply to 2.1m sq ft
- Secondhand space dominated supply accounting for 90% of the total. New/new early marketed space accounted for the remaining 10% of space

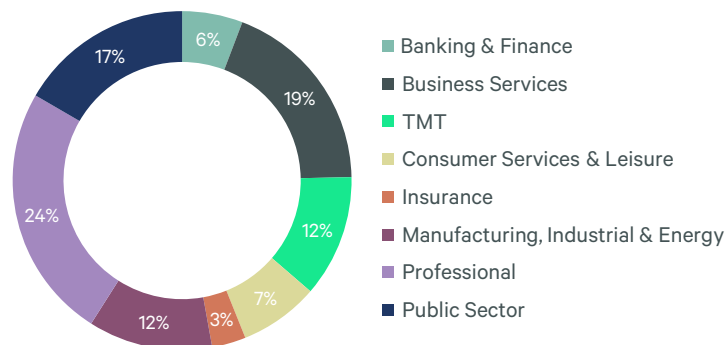
£41.50

Glasgow Prime Rent

8.9%

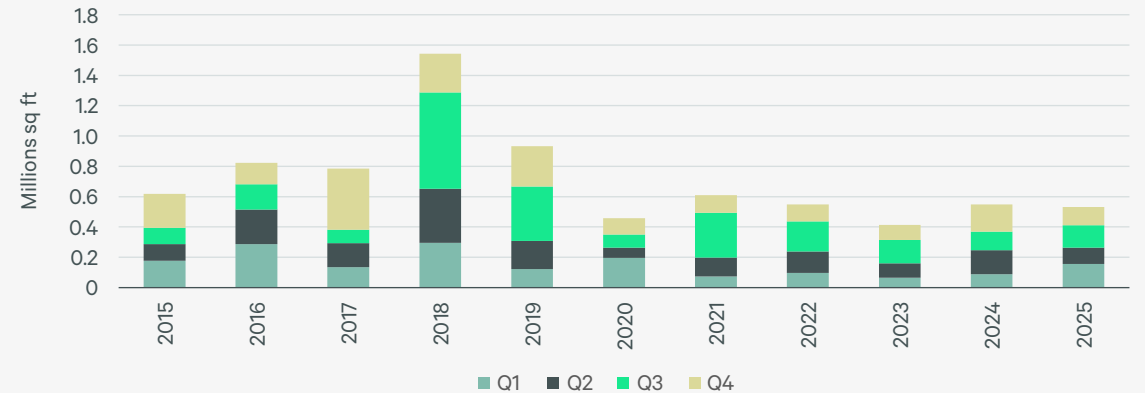
Glasgow Availability Rate

Glasgow take-up by sector, 12 months to end Q4 2025



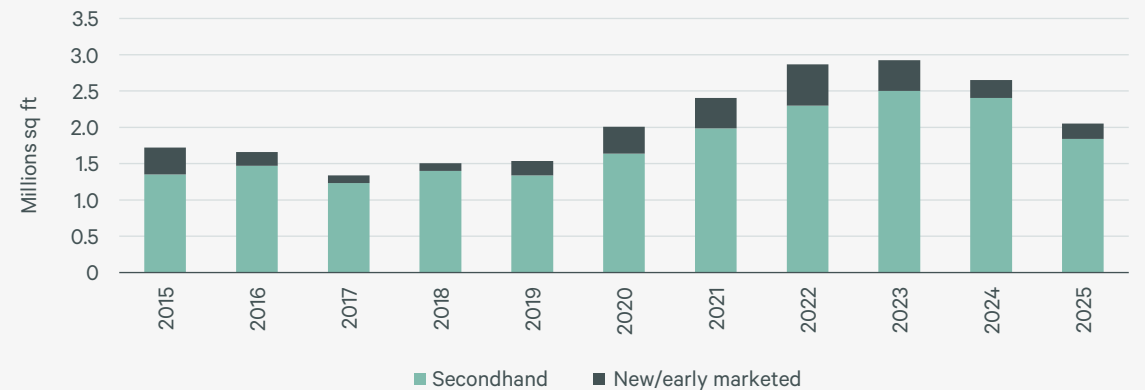
Source: CBRE Research

Glasgow annual take-up



Source: CBRE Research

Glasgow availability



Source: CBRE Research



Leeds

- A total of 143,400 sq ft transacted in Leeds during Q4. This was an 8% decrease on the previous quarter and 10% below the 10-year quarterly average of 159,500 sq ft. In 2025, take-up totalled 625,200 sq ft, a 4% fall on the 2024 total but remained broadly in-line with the five-year annual average
- There were seven deals over 10,000 sq ft during Q4. The largest deal saw Northern Rail take 20,200 sq ft at 3 South Brook Street
- In 2025, the consumer services & leisure sector was the most active, accounting for 33% of the total take-up during the period, followed by the professional sector at 22%
- Availability fell marginally by 7% over the quarter to 1.6m sq ft. New/early marketed space remained constrained accounting for 12% of the space available at the end of the quarter. Despite overall supply remaining above the long-term average (+9%), new/early marketed supply fell 44% below its long-term average

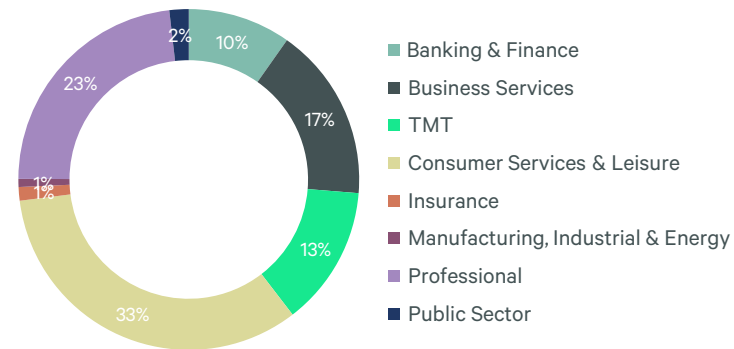
£46.00

Leeds Prime Rent

12.6%

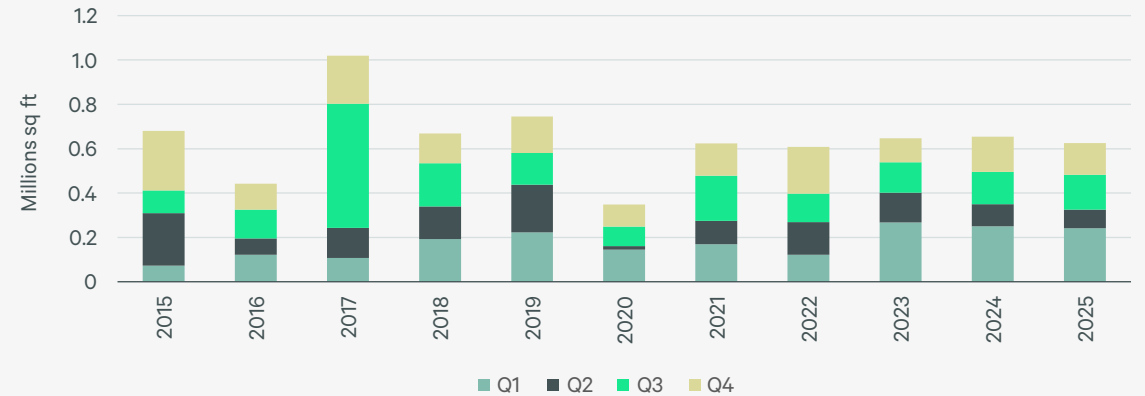
Leeds Availability Rate

Leeds take-up by sector, 12 months to end Q4 2025



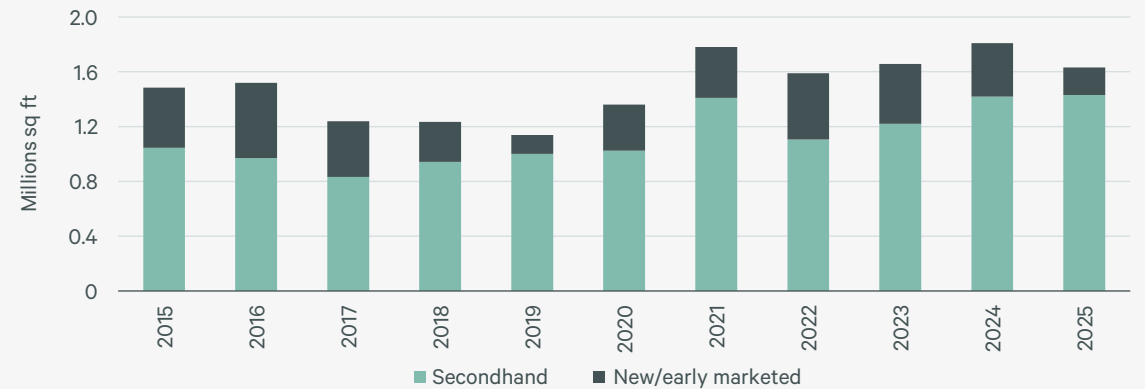
Source: CBRE Research

Leeds annual take-up



Source: CBRE Research

Leeds availability



Source: CBRE Research



Liverpool

- A total of 65,300 sq ft transacted during the last quarter of 2025. This was a decrease of 36% on the previous quarter. The Q4 take-up figure was 5% below the five-year quarterly average and 21% below the 10-year quarterly average. The full-year take-up totalled 255,900, 20% below the 2024 figure and the lowest annual total since 2021
- Take-up was split across 24 leasing deals during Q4. There was only one deal over 10,000 sq ft in Liverpool during the quarter, which involved the take-up of 10,300 sq ft of secondhand space at 101 Old Hall Street by Diligenta. The subdued levels of take-up in the Liverpool office market is a consequence of lack of supply of new space, with only one deal transacting during the quarter involving the take-up of new space
- Availability fell marginally by 7% in Q4 to stand at 759,800 sq ft but remained 3% above the 10-year average. Availability of Grade A space remained limited at the end of Q4, accounting for only 0.9% of the total availability

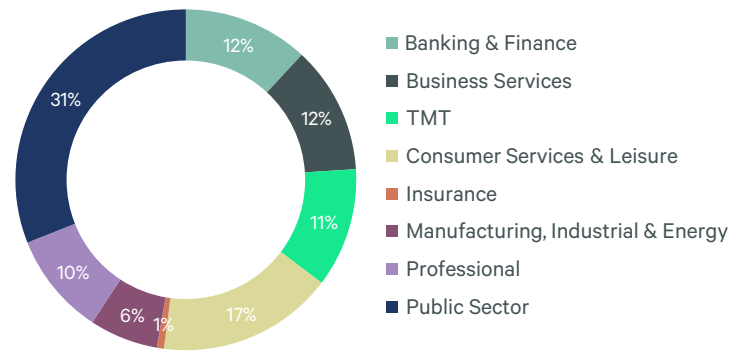
£35.00

Liverpool Prime Rent

13.4%

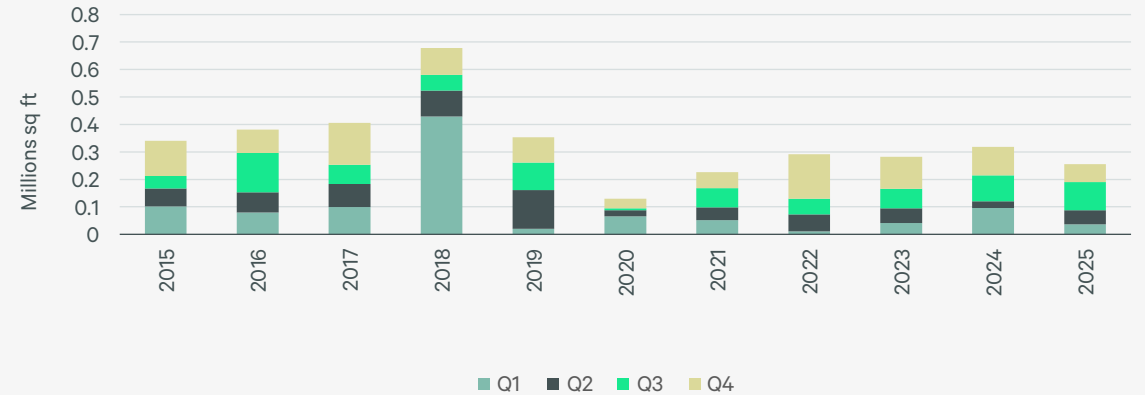
Liverpool Availability Rate

Liverpool take-up by sector, 12 months to end Q4 2025



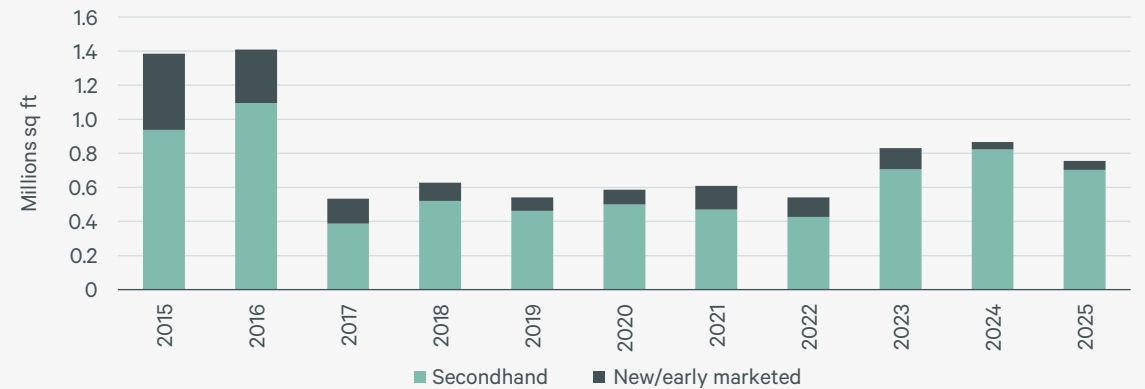
Source: CBRE Research

Liverpool annual take-up



Source: CBRE Research

Liverpool availability



Source: CBRE Research



Manchester

- Take-up in Manchester totalled 289,600 sq ft in Q4. This was a 53% rise on the previous quarter and 6% above the five-year quarterly average. A total of 51 deals transacted during the quarter; nine of which were greater than 10,000 sq ft. This brought the 2025 take-up to 1.1m sq ft, 12% lower than the total recorded during the same period in 2024
- The largest deal of the quarter saw JMW Solicitors take 42,300 sq ft at 125 Deansgate
- In the 12 months to end-Q4, the TMT sector was the most active, accounting for 24% of the total, closely followed by the professional and the consumer services & leisure sector at 22% and 20%, respectively
- Availability in Manchester decreased to 4.0m sq ft at the end of Q4, representing a 9% fall quarter-on-quarter. Much of the city's availability is made up of Grade B and C space with new build Grade A supply remains limited

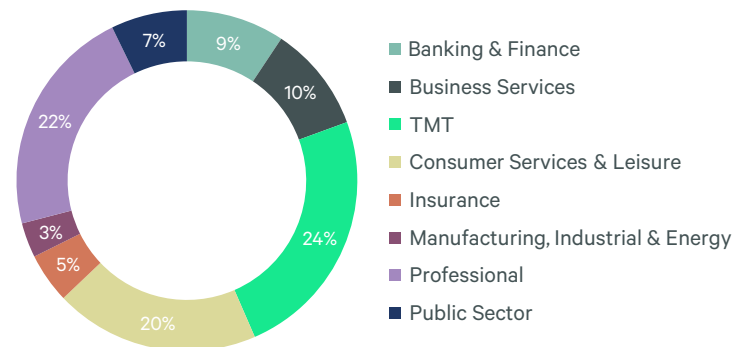
£45.00

Manchester Prime Rent

15.7%

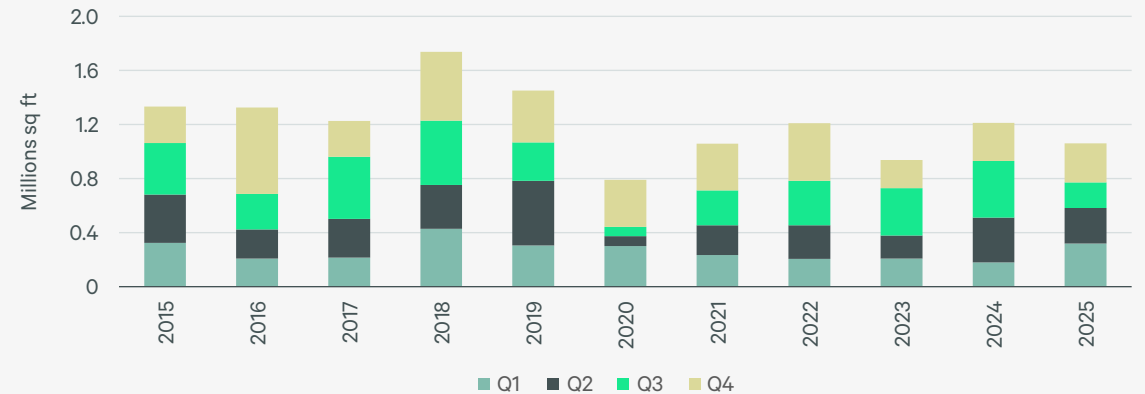
Manchester Availability Rate

Manchester take-up by sector, 12 months to end Q4 2025



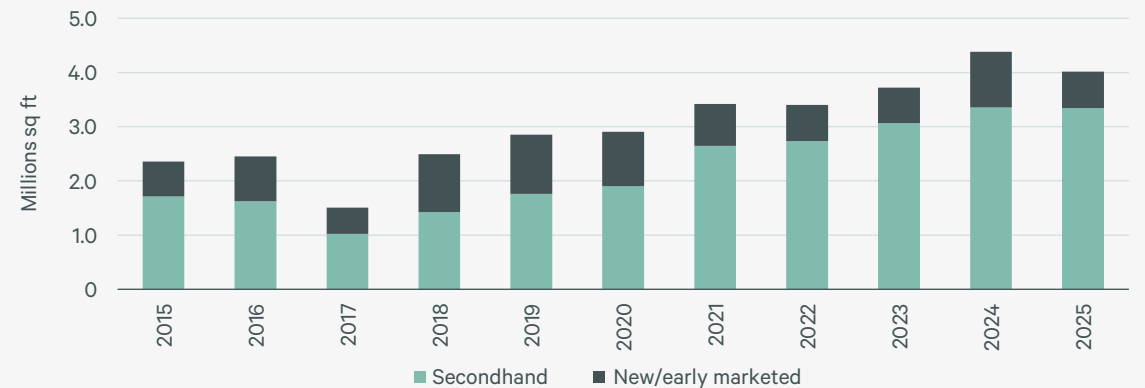
Source: CBRE Research

Manchester annual take-up



Source: CBRE Research

Manchester availability



Source: CBRE Research



Oxford

- Oxford take-up totalled 457,300 sq ft during the last quarter of 2025, representing a significant rise quarter-on-quarter. The Q4 figure brought the full-year total to 547,400 sq ft, the strongest annual take-up since CBRE’s records began. Consequently, take-up was well above the long-term average of 196,500 sq ft (+179%)
- A total of 26 deals transacted in the 12 months to Q4, of which only four were greater than 20,000 sq ft. The three largest deals of the quarter involved a combined take-up of 438,900 sq ft at Daubeny 1, 2 & 3, Oxford Science Park by Ellison Institute of Technology.
- Driven by the top three deals, the manufacturing, industrial & energy sector dominated take-up in 2025, accounting for 84% of the total
- Supply decreased by 35% quarter-on-quarter, to stand at 953,700 sq ft. Secondhand space accounted for the largest share of supply at 53% of the total. The remaining supply was represented by the new/new early marketed space, accounting for 47%

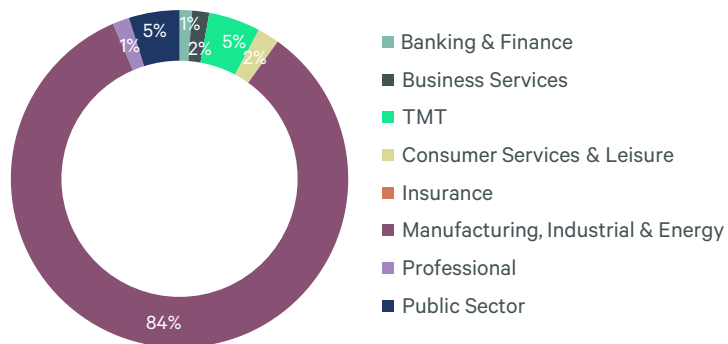
£63.50

Oxford Prime Rent

22.5%

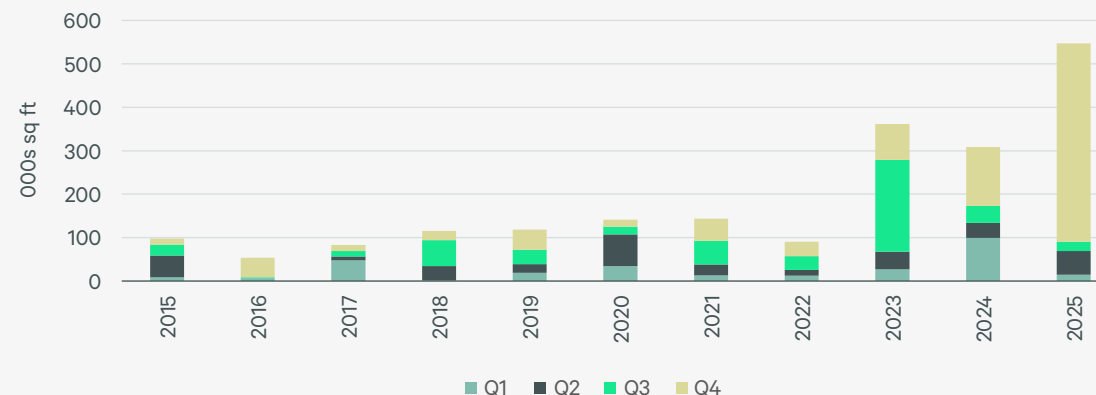
Oxford Availability Rate

Oxford take-up by sector, 12 months to end Q4 2025



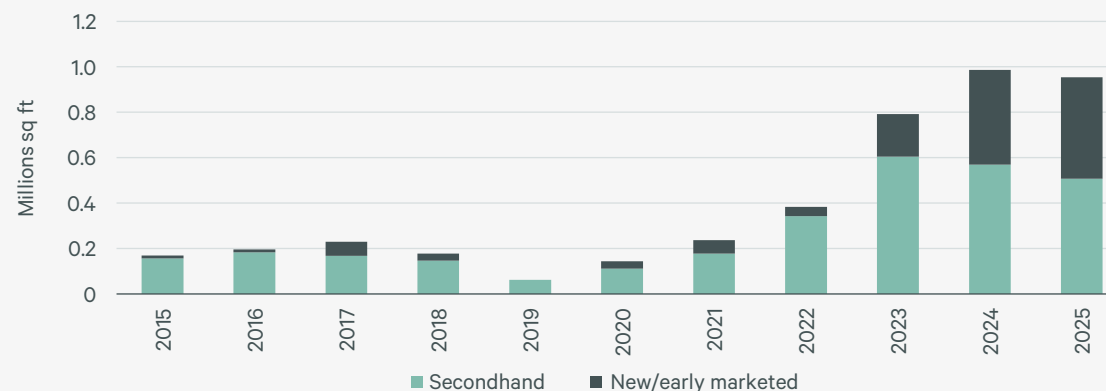
Source: CBRE Research

Oxford annual take-up



Source: CBRE Research

Oxford availability



Source: CBRE Research



Southampton

- There were no deals larger than 5,000 sq ft in Q4, bringing the year-to-date total to 92,400 sq ft, 18% up on 2024
- Of the sub-5,000 sq ft deals, the average deal size in the Southampton office market was 2,600 sq ft
- The insurance sector accounted was the most active in 2025, accounting for 37% of take-up during the period, followed by the professional services at 22%
- Supply increased to 321,600 at the end of Q4 (+2%), with Grade A availability still constrained at 15% of available supply at the end of the quarter

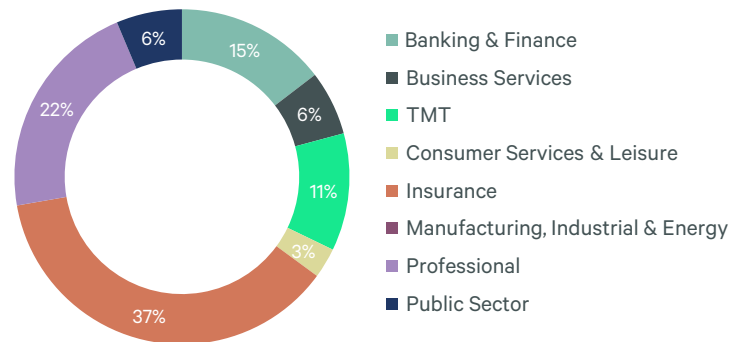
£30.00

Southampton
Prime Rent

6.4%

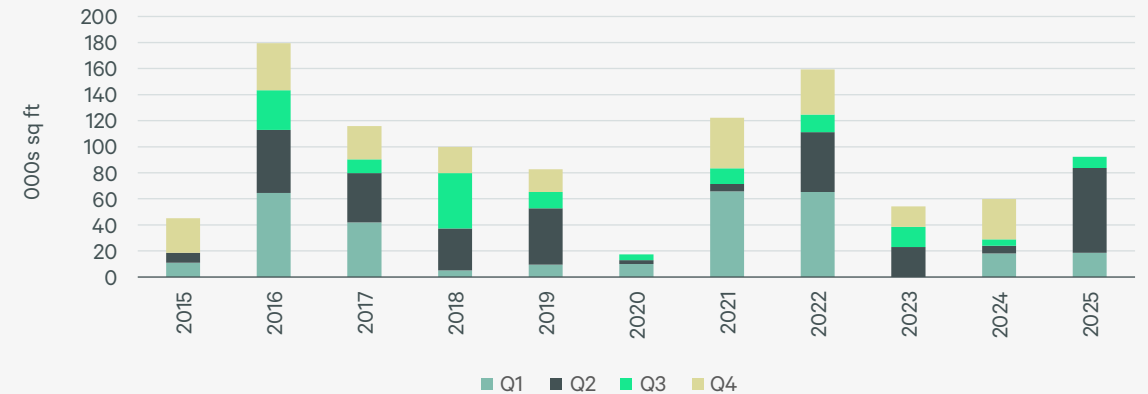
Southampton
Availability Rate

Southampton take-up by sector, 12 months to end Q4 2025



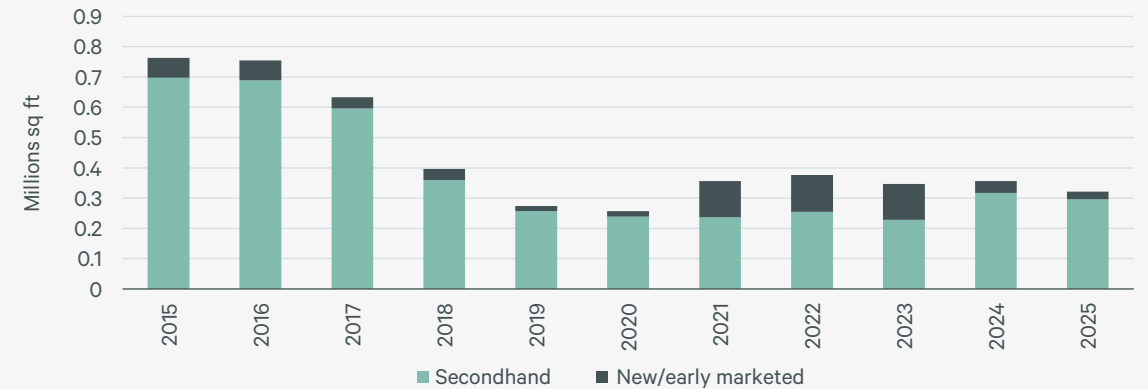
Source: CBRE Research

Southampton annual take-up



Source: CBRE Research

Southampton availability



Source: CBRE Research



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Note on metrics used in this publication

Availability figures include space which will become ready-to-occupy within 12 months as well as space available for immediate occupation. Availability rate is a function of total availability and stock, vacancy rate is a function of ready-to-occupy availability and stock. Prime rents assumes a hypothetical 10-15,000 sq ft unit, 2nd-4th floor, in the best building, offered in a Landlord's refurbished CAT A condition, but reflective of the age of the building whilst assuming a new contemporary reception and common parts. South East (including Oxford) units over 10,000 sq ft, Southampton units over 4,000 sq ft, Edinburgh availability rate city wide. New/grade A availability rate is a function of newly completed/grade A availability and total stock. For the South East (including Oxford and Cambridge) markets CBRE tracks offices and lab-enabled space, but not buildings offering purely lab space.

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