

Monthly Index

July 2026

Commercial rental values continued to increase in July, however capital values saw a small decline.

Commentary

All commercial property capital values fell by 0.2% in July 2026, according to the latest CBRE UK Monthly Index. Rental values increased by 0.2% and month-on-month total returns were 0.2%.

Retail capital values fell by 0.1% in July, while rental values remained flat. Month-on-month total returns for the Retail sector were 0.4%.

Capital values for the Office sector decreased by 0.6% in July, while rental values increased by 0.3%, the highest across sectors. Central London capital values increased by 0.1% over the month. Total returns for the Office sector were -0.1% in July.

The Industrial sector capital values decreased by 0.2% in July, while rental values increased by 0.2%. Industrial monthly total returns were 0.2% over the month.

All property, July 2026

0.2% MoM

Total Return

-0.2% MoM

Capital Value Growth

0.2% MoM

Rental Value Growth

1bps MoM

Equivalent Yield Movement

1.0% 3 Month

Total Return

-0.4% 3 Month

Capital Value Growth

0.7% 3 Month

Rental Value Growth

5bps 3 Month

Equivalent Yield Movement

Source: CBRE Research, 2026

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The office sector saw the highest rental growth in July, while the retail sector posted the highest total return.

Retail, July 2026

0.4% MoM

Total Return

-0.1% MoM

Capital Value Growth

0.0% MoM

Rental Value Growth

0bps MoM

Equivalent Yield Movement

Office, July 2026

-0.1% MoM

Total Return

-0.6% MoM

Capital Value Growth

0.3% MoM

Rental Value Growth

1bps MoM

Equivalent Yield Movement

Industrial, July 2026

0.2% MoM

Total Return

-0.2% MoM

Capital Value Growth

0.2% MoM

Rental Value Growth

2bps MoM

Equivalent Yield Movement

Source: CBRE Research, 2026

Contacts

Tasos Vezyridis

Executive Director, Head of Research
UK&I and CE
tasos.vezyridis@cbre.com

Nick Baring

Associate Director
UK Research
nick.baring@cbre.com

Angharad Cole

Senior Research Analyst
UK Research
angharad.cole@cbre.com

Lee Bruce

Head of UK Valuation and Advisory
Services
lee.bruce@cbre.com

Christopher Ware

Executive Director
UK Fund Valuation
christopher.ware@cbre.com

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