

# UK Monthly Index April 2026

Commercial property total returns were driven by income return in April, as capital values remained stable.

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## Commentary

All commercial property capital values remained stable in April 2026, according to the latest CBRE UK Monthly Index. Rental values increased by 0.1% month-on-month, with total returns at 0.4% month-on-month.

Retail capital values and rental values remained unchanged throughout April. Month-on-month total returns for the Retail sector were 0.6%, the highest of all sectors.

Capital values for the Office sector decreased by 0.1% in April, while rental values remained flat. Over the month, Central London capital and rental values increased by 0.3% and 0.6%, respectively. Total returns for the Office sector were 0.4% for the month.

The Industrial sector capital values remained flat in April, while rental values increased by 0.1%. Industrial monthly total returns were 0.4%.

## All property, April 2026

**0.4%** MoM  
Total Return

**0.0%** MoM  
Capital Value Growth

**0.1%** MoM  
Rental Value Growth

**1bps** MoM  
Equivalent Yield Movement

**1.3%** 3 Month  
Total Return

**0.0%** 3 Month  
Capital Value Growth

**0.5%** 3 Month  
Rental Value Growth

**4bps** 3 Month  
Equivalent Yield Movement

Source: CBRE Research, 2026

UK MONTHLY INDEX | APRIL 2026

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The Retail sector posted the highest total return in April, while the Industrial sector rental values continued to grow.

## Retail, April 2026

0.6% MoM

Total Return

0.0% MoM

Capital Value Growth

0.0% MoM

Rental Value Growth

1bps MoM

Equivalent Yield Movement

## Office, April 2026

0.4% MoM

Total Return

-0.1% MoM

Capital Value Growth

0.0 MoM

Rental Value Growth

2bps MoM

Equivalent Yield Movement

## Industrial, April 2026

0.4% MoM

Total Return

0.0% MoM

Capital Value Growth

0.1% MoM

Rental Value Growth

1bps MoM

Equivalent Yield Movement

Source: CBRE Research, 2026

## Contacts

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