Q2 2026

UK Office Market

MARKET FIGURES

CBRE RESEARCH
AUGUST 2026

Key Stats

	Take-up Q2 2026	Take-up (YoY change)	Availability Q2 2026	Availability (YoY change)	Prime rent Q2 2026	Availability rate Q2 2026
City	805,926	-43%	7,298,155	-26%	£95.00	9.2%
West End	1,174,429	+47%	6,481,248	-2%	£200.00	7.1%
Midtown	290,481	+8%	1,926,505	-31%	£105.00	7.4%
Southbank	117,868	-69%	2,217,716	-19%	£85.00	10.9%
Docklands	262,477	+25%	1,466,791	-33%	£61.00	7.6%
South East	260,640	-52%	16,033,841	-5%	£60.00	9.0%
Belfast	76,098	-7%	1,106,030	-4%	£27.00	12.7%
Birmingham	44,553	-60%	3,001,615	+28%	£52.00	17.3%
Bristol	134,526	+16%	913,189	-20%	£52.00	10.4%
Cambridge	69,115	-12%	1,292,488	+5%	£65.00	11.7%
Edinburgh	95,754	-24%	1,896,272	+4%	£49.50	10.3%
Glasgow	169,055	+58%	2,029,381	-13%	£41.50	8.8%
Leeds	179,898	+114%	1,863,119	+12%	£52.50	14.3%
Liverpool	25,868	-50%	713,226	-19%	£37.50	10.8%
Manchester	190,483	-27%	3,948,421	-9%	£48.00	15.4%
Oxford	24,349	-37%	856,559	-24%	£63.50	20.3%
Southampton	2,334	-96%	390,238	+23%	£30.00	7.8%

UK Office Market Overview

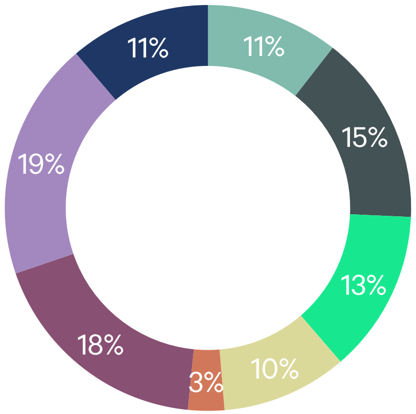
Click on the locations on the map to view market data

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

UK Markets* Q2 2026

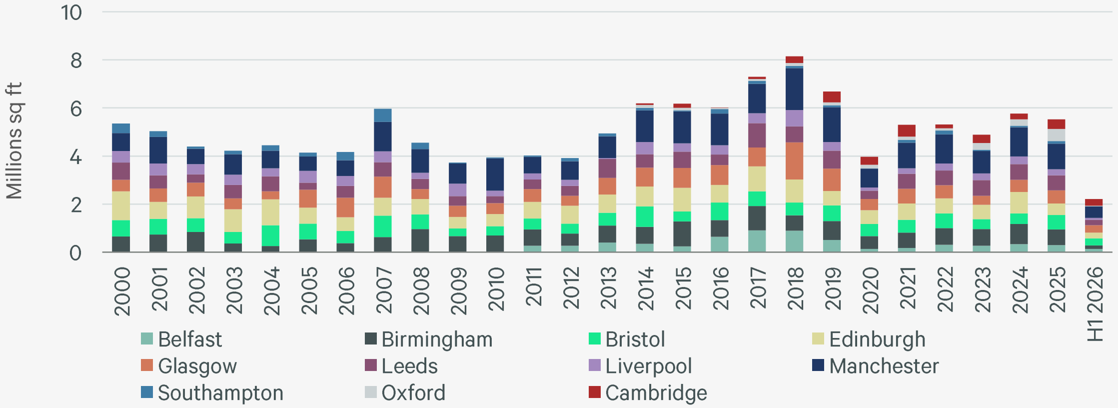
- Take-up for offices in the UK Markets totalled 1.0m sq ft in Q2 2026, a 15% decrease on the previous quarter. In the first half of 2026, take-up totalled 2.2m sq ft, 7% below the same period last year
- Pre-letting activity remained limited, with only 3% of take-up in space still under construction, reflecting ongoing supply-side constraints. Newly completed space nonetheless accounted for a solid share of demand, at 18% of take-up in the second quarter. The largest deal of the quarter saw the Home Office take 80,600 sq ft of secondhand space at 200 Broomielaw in Glasgow
- The professional sector was the most active in the last 12 months, accounting for 19% of total take-up. The manufacturing, industrial & energy sector was also responsible for a large share of take-up throughout the period (18%)

UK Markets take-up by sector, 12 months to end Q2 2026



Source: CBRE Research

UK Markets annual take-up



Source: CBRE Research

UK Markets key deals, Q2 2026

Address	City	Size (sq ft)	Occupier
200 Broomielaw, G1	Glasgow	80,600	Home Office
Livington House, Chadwick Street, LS10	Leeds	71,600	Luminate Education Group
City Quays 3, Clarendon Road, BT1	Belfast	58,100	Bank of America
Broad Gate, 22/26 The Headrow, LS1	Leeds	39,500	Greencore Foods
One Granta, Granta Park, CB2	Cambridge	27,500	Gilead Sciences

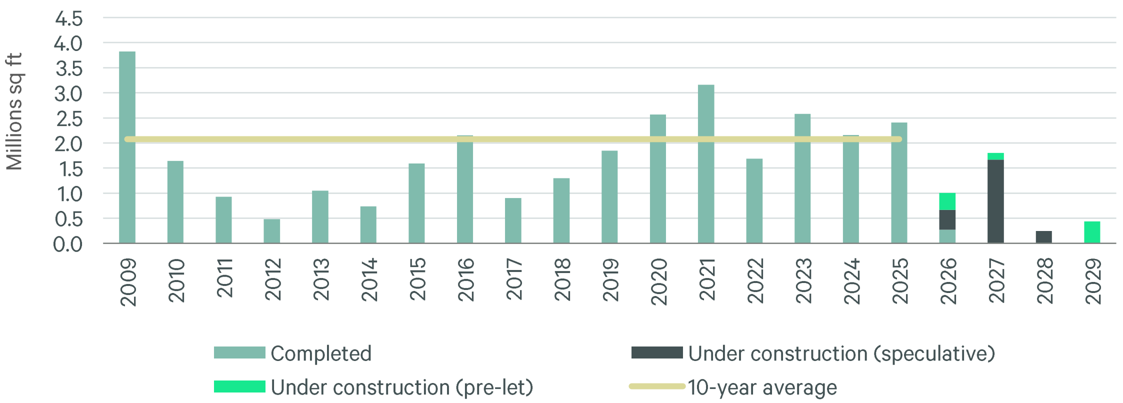
Source: CBRE Research

*The UK Markets are comprised of the 11 city office markets outside of Central London tracked by CBRE:
Belfast, Birmingham, Bristol, Cambridge, Edinburgh, Glasgow, Leeds, Liverpool, Manchester, Oxford and Southampton.
Belfast figures commence 2011 / Oxford and Cambridge commence 2014 / Aberdeen discontinued Q2 2026

UK Markets Q2 2026

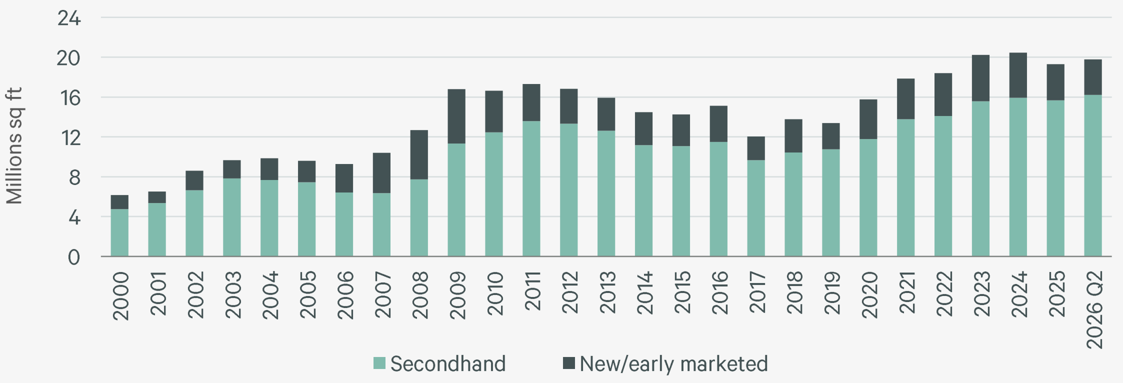
- Availability across the UK Markets remained broadly stable quarter-on-quarter at 19.8m sq ft at the end of Q2 2026. Supply was in line with the Q2 2025 figure and the five-year quarterly average
- Secondhand space accounted for 82% of supply at 16.2m sq ft, down 1% over the quarter but 4% higher than a year ago. Newly completed availability fell for a fourth consecutive quarter, down 3% on Q1 2026
- In the first half of the year, 0.3m sq ft of development space completed across four schemes. Of this, one scheme completed in Q2: the 74,500 sq ft Aire Park development in Leeds. A total of 3.2m sq ft of space under construction is expected to complete between 2026 and 2029, 28% of which is already pre-let

UK Markets development pipeline



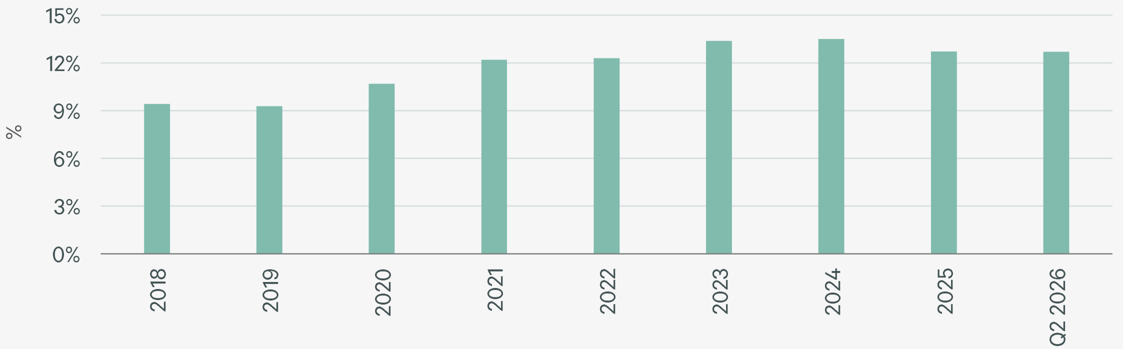
Source: CBRE Research

UK Markets availability



Source: CBRE Research

UK Markets availability rates



Source: CBRE Research

Central London Q2 2026

- Take-up in Central London reached 2.7m sq ft in Q2 2026, a 19% increase on the previous quarter. Despite the uptick, quarterly activity remained approximately 7% below the 10-year quarterly average of 2.9m sq ft and 14% below the same period in 2025
- Banking and finance sector demand accounted for the largest share of take-up in the last 12 months, responsible for 32% of the total. The TMT and business services followed as the next most active sectors at 19% and 18%, respectively
- Two of the four largest deals involved AI companies significantly expanding their London footprint. The largest transaction of the quarter saw Anthropic take 158,500 sq ft of newly completed space at 1 Triton Square, NW1. OpenAI committed to pre-let 95,500 sq ft at Jahn Court, Regent Quarter, N1

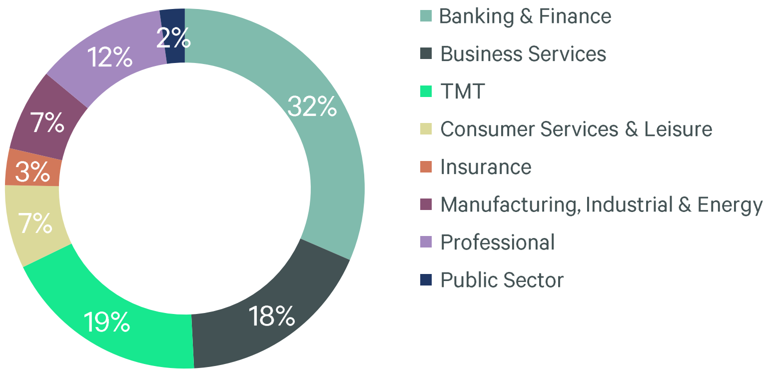
£200.00

Central London
Prime Rent

8.2%

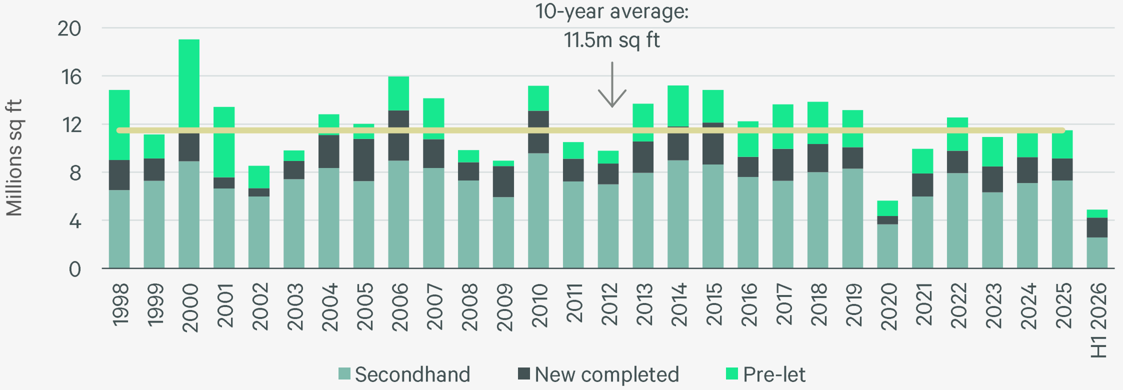
Central London
Availability Rate

Central London take-up by sector, 12 months to end Q2 2026



Source: CBRE Research

Central London annual take-up



Source: CBRE Research

Central London key deals, Q2 2026

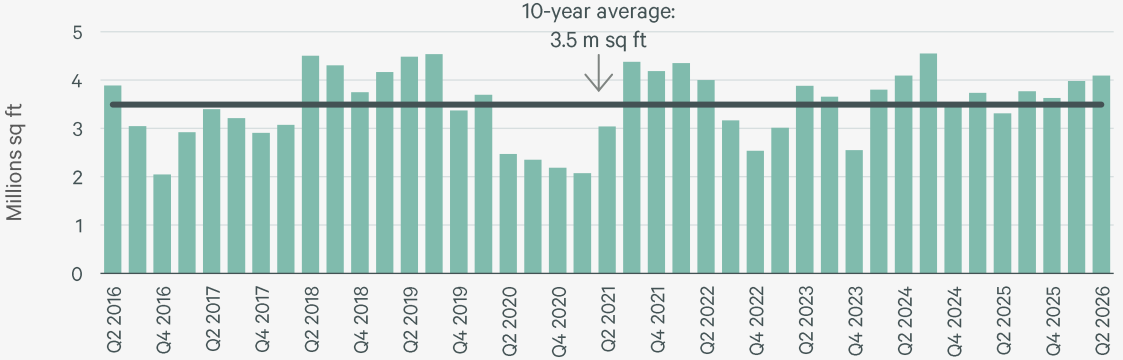
Address	Market	Size (sq ft)	Occupier
1 Triton Square, NW1	West End	158,500	Anthropic
1 Cabot Square, E14	Docklands	96,100	Confidential
Jahn Court, 34 York Way, N1	Midtown	95,500	OpenAI

Source: CBRE Research

Central London Q2 2026

- Under offers in Central London held firm in Q2, totalling 4.1m sq ft at the end of the quarter. This represents a marginal increase on Q1 and stands 17% above the 10-year quarterly average of 3.5m sq ft. A strong under-offer pipeline entering the second half of the year supports confidence in near-term take-up levels
- The City accounted for 38% of the total under-offer pipeline at 1.5m sq ft, followed by the West End at 29% (1.2m sq ft) and Docklands at 19% (0.8m sq ft). The largest unit under offer at the end of Q2 was One Eden, 33 Canada Square, E14, in the Docklands, where PwC has agreed to take 358,000 sq ft. Six of the 10 largest units under offer at the end of the quarter were at development or newly completed schemes, reflecting the continued preference among larger occupiers for high-quality, purpose-fit space

Central London under offers



Source: CBRE Research

Central London key under offers, Q2 2026

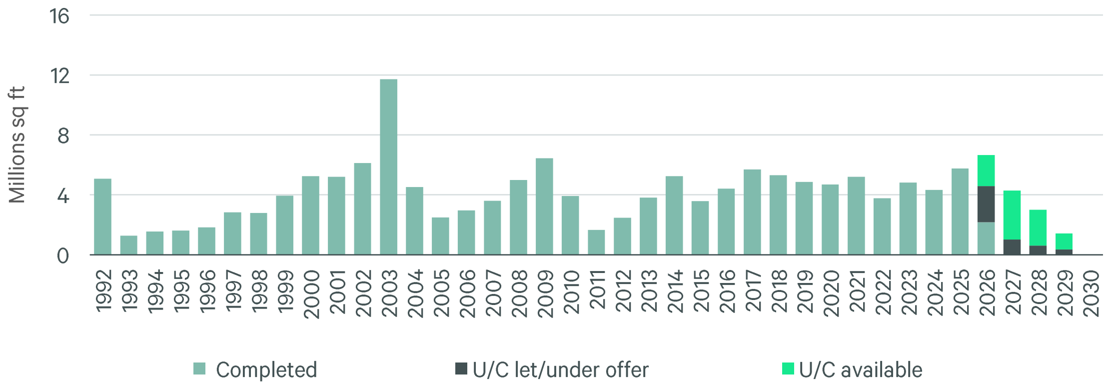
Address	Market	Size (sq ft)	Occupier
One Eden, 33 Canada Square, E14	Docklands	358,000	PwC
The Mark, 47/50 Mark Lane, EC3	City	216,400	Confidential
MidCity Place, 71 High Holborn, WC1	Midtown	160,600	Confidential

Source: CBRE Research

Central London Q2 2026

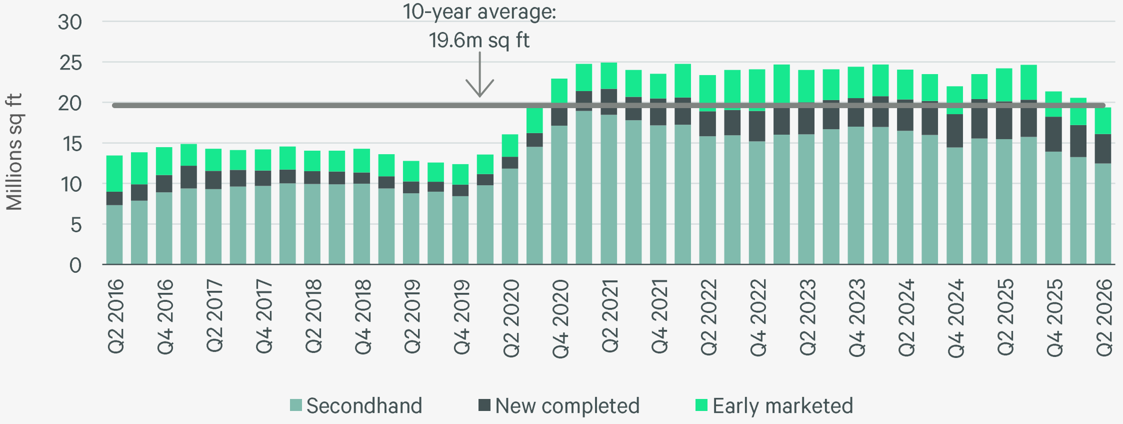
- At the end of Q2, availability in Central London stood at approximately 19.4m sq ft, a fall of c.6% from the previous quarter. The reduction brings supply back to the 10-year quarterly average for the first time since 2022. The fall in supply was seen across all space types. Secondhand space, which accounted for 64% of all available stock, declined quarter-on-quarter by 6%. Newly completed space also contracted, down by 9% from the previous quarter, and new early marketed development space (not yet ready to occupy but expected to be available within 12 months) remained broadly stable (-1%)
- All five main Central London submarkets recorded a reduction in availability in Q2. The City and Midtown saw the largest falls, each at 8% quarter-on-quarter. The Docklands and Southbank saw falls of 7% and 6%, respectively. Total supply in the West End remained relatively stable in Q2 (-1%)
- The Central London vacancy rate decreased again in Q2, falling to 6.5% (compared to 6.8% at the end of Q1), close to the 10-year quarterly average of 6.4%

Central London development pipeline



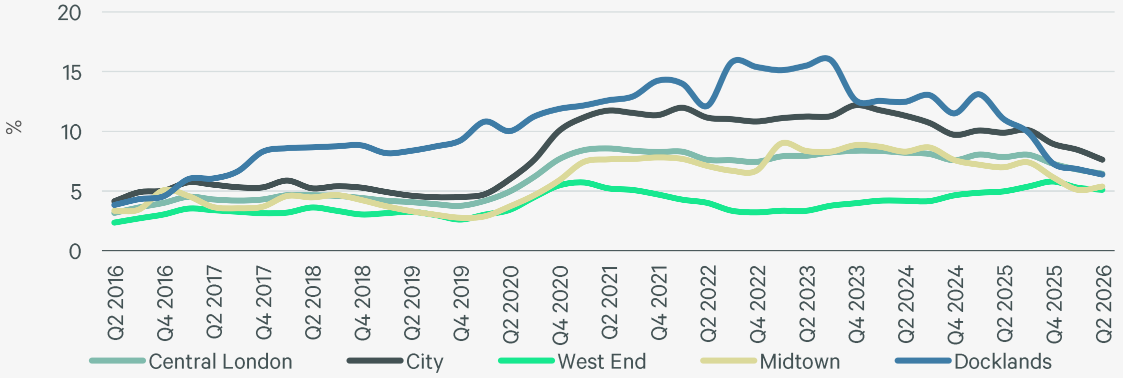
Source: CBRE Research

Central London availability



Source: CBRE Research

Central London vacancy rates

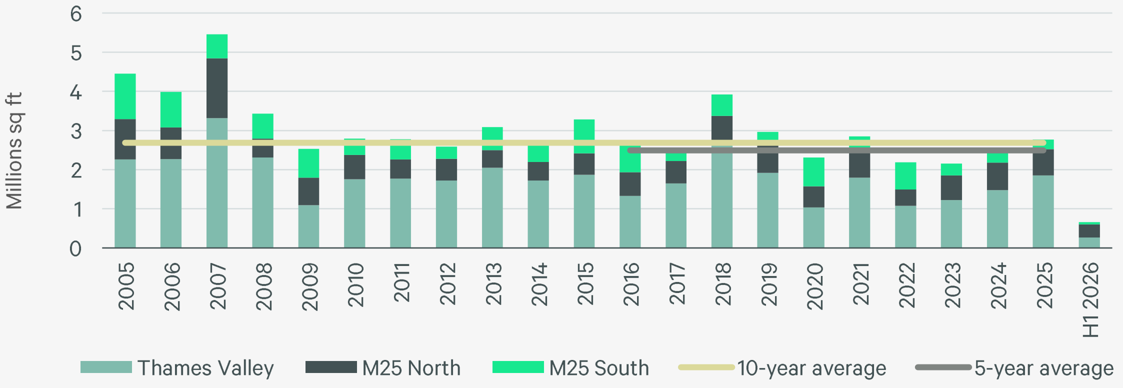


Source: CBRE Research

South East Markets Q2 2026

- Take-up across the South East totalled 260,600 sq ft in Q2 for units above 10,000 sq ft, down 35% on the previous quarter and the weakest Q2 since 2023. Take-up ended the quarter 56% below the five-year quarterly average of 589,700 sq ft and 52% below the Q2 2025 figure of 548,100 sq ft. Despite the quarter-on-quarter fall in take-up, the number of deals over 10,000 sq ft rose to 16, up from 13 in Q1 2026. For the first half of 2026, take-up reached 662,200 sq ft, 52% below H1 2025
- The largest deal of the quarter saw Gilead Sciences acquire 27,500 sq ft of newly completed space at One Granta, Granta Park, Cambridge. Driven by this deal, the manufacturing, industrial & energy sector was the most active in the last 12 months, accounting for 50% of total take-up during the period, followed by the TMT sector at 18%
- The majority of take-up consisted of secondhand space (70%). Take-up for newly completed and new early marketed space represented 24% and 7%, respectively

South East Markets annual take-up



Source: CBRE Research

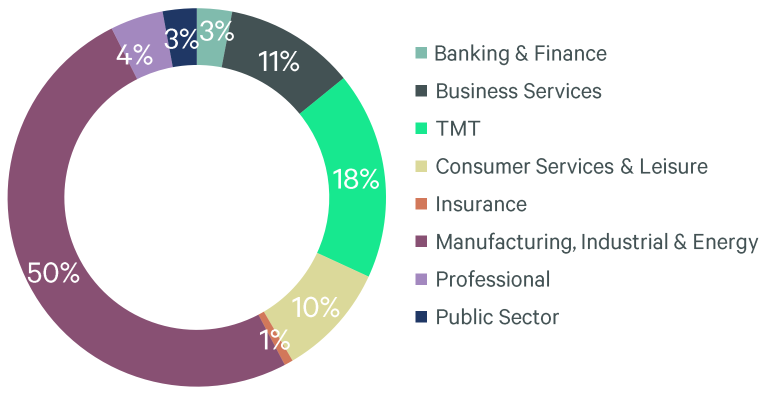
£60.00

South East Prime Rent

9.0%

South East Availability Rate

South East Markets take-up by sector, 12 months to end Q2 2026



Source: CBRE Research

South East Markets key deals Q2 2026

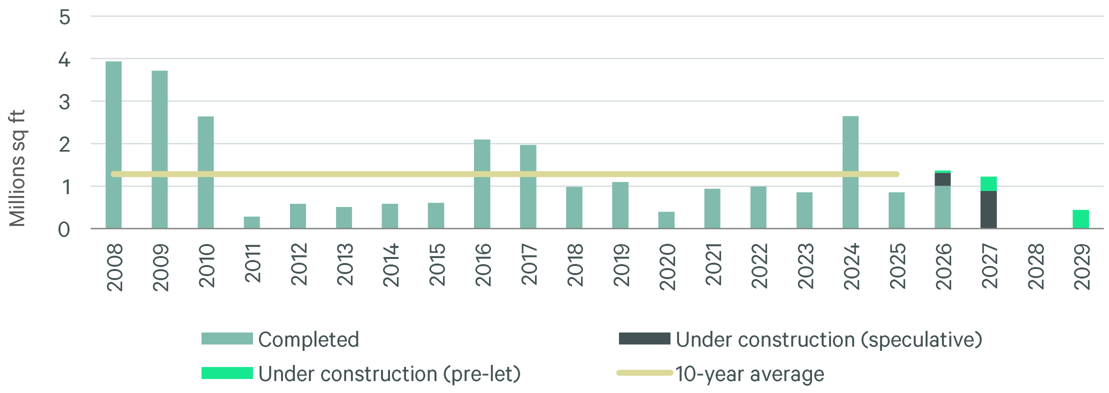
Address	Market	Size (sq ft)	Occupier	Quality
One Granta, Granta Park, CB2	Cambridge	27,500	Gilead Sciences	Newly completed
54 The Broadway, Ealing, W5	Ealing	21,500	Cineworld	Secondhand
The Clarendon Works, 37/39 Clarendon Road, WD1	Watford	20,500	Ralph Lauren	Newly completed
East 2, Opal Drive, MK1	Milton Keynes	19,200	Döhler GmbH	Secondhand
Lakeside, 2 Bramley Road, MK1	Milton Keynes	18,400	Rational UK	Secondhand

Source: CBRE Research

South East Markets Q2 2026

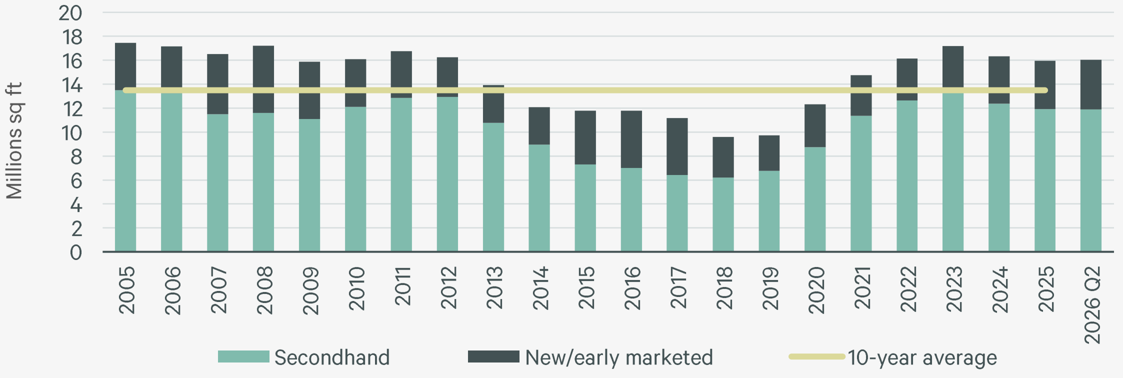
- South East availability decreased to 16.0m sq ft (-3%) at the end of Q2 for units over 10,000 sq ft. Supply was slightly below the five-year quarterly average of 16.4m sq ft (-2%). The Thames Valley market contributed 60% of total supply, of which 63% was Grade A (6.1m sq ft) and 37% was Grade B/C (3.5m sq ft)
- Secondhand space dominated supply at 11.9m sq ft (74%), followed by newly completed and new early marketed supply (supply that is not yet ready to occupy but will become so within 12 months), accounting for 20% and 6% of the total, respectively. The South East vacancy rate decreased to 9.0% at the end of Q2, compared with 9.1% at the end of Q1
- There were four development completions in Q2 2026, totalling 923,700 sq ft of new and extensively refurbished space delivered to the market. The largest development was 522,800 sq ft completing at One Olympia

South East Markets development pipeline



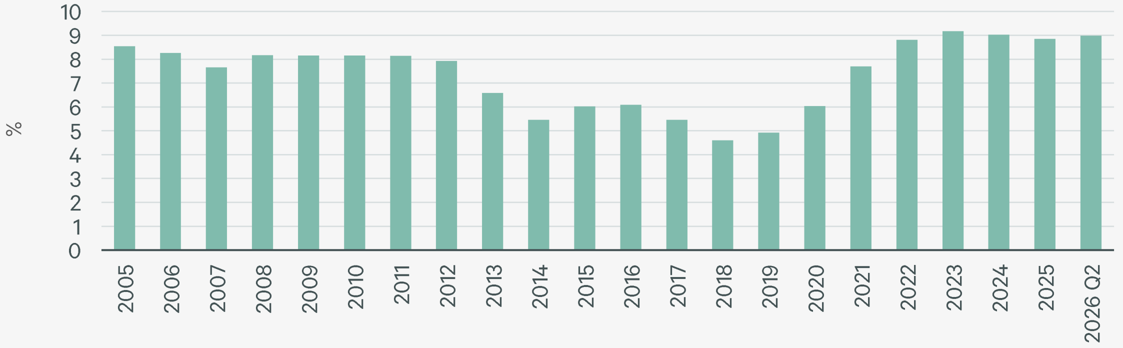
Source: CBRE Research

South East Markets availability



Source: CBRE Research

South East Markets availability rates



Source: CBRE Research

Belfast

- Take-up in Belfast totalled 76,100 sq ft in Q2 2026, 35% up on the previous quarter but 7% below the same period last year. The quarterly total sat 30% below the long-term quarterly average, with activity heavily concentrated in a single large letting
- In the year-to-date, take-up totalled 132,500 sq ft, 5% down on H1 2025. The 16 deals so far in 2026 completed at an average size of 8,300 sq ft, of which three were larger than 10,000 sq ft
- Banking and finance was responsible for the largest share of take-up over the last 12 months at 41%, boosted by Bank of America's 58,100 sq ft deal at City Quays 3, the largest deal of the quarter, indeed the largest office deal in Belfast since 2019. The professional sector was the next most active business group
- Supply eased to 1.1m sq ft at quarter-end, down 6% on the previous quarter and 24% above the 10-year quarterly average. Secondhand space continued to account for the majority of supply at 71% of the total, with newly completed space making up the remaining 29%

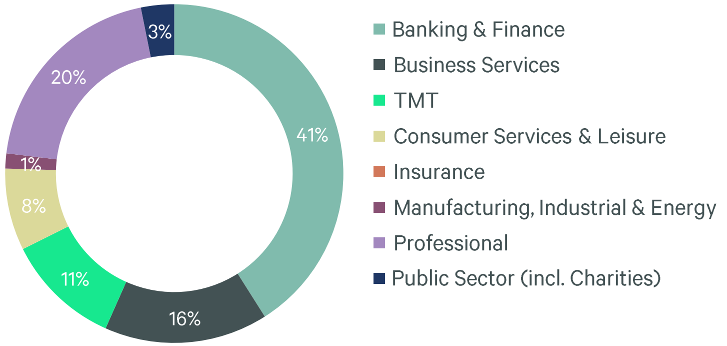
£27.00

Belfast
Prime Rent

12.7%

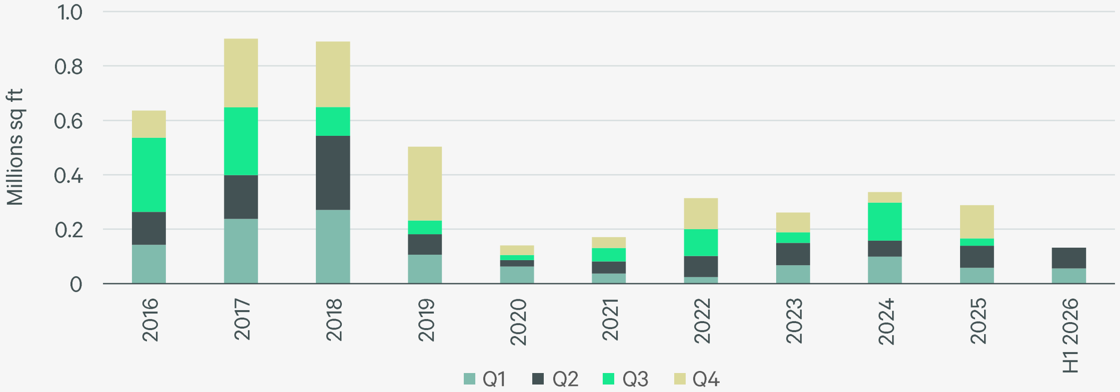
Belfast
Availability Rate

Belfast take-up by sector, 12 months to end Q2 2026



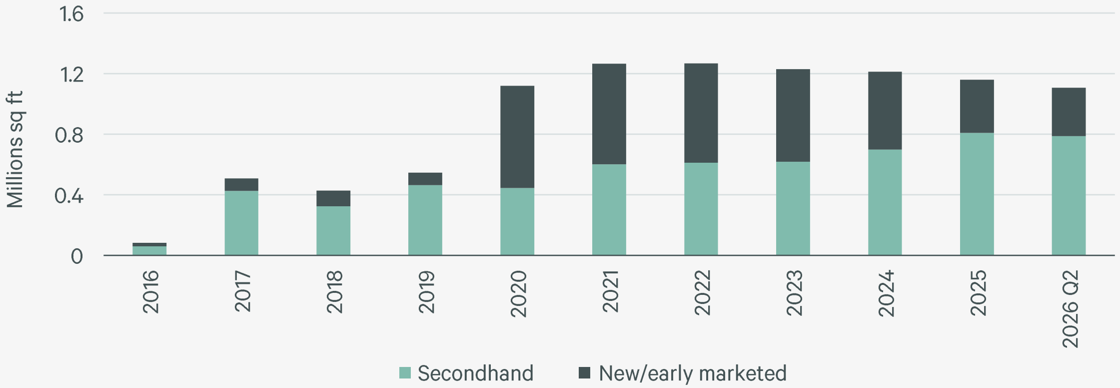
Source: CBRE Research

Belfast annual take-up



Source: CBRE Research

Belfast availability



Source: CBRE Research

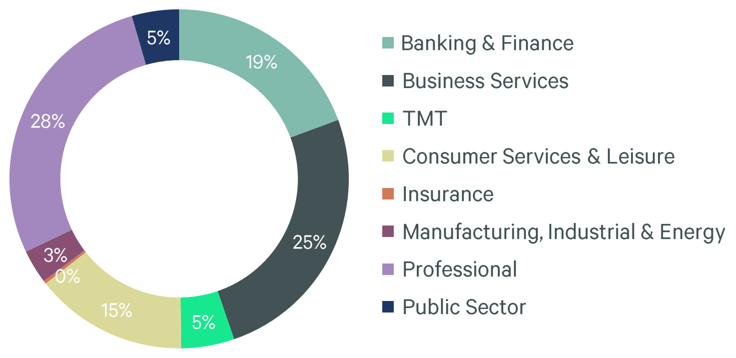
Birmingham

- Take-up totalled 44,600 sq ft, bringing the year-to-date to 151,300 sq ft, 18% down on the same period last year. A total of 32 deals transacted year-to-date at an average size of 4,700 sq ft, of which two were larger than 20,000 sq ft. Of this, one deal was larger than 20,000 sq ft in Q2, this involved Block Workspace taking 22,100 sq ft at One Colmore Square
- There is a positive outlook for the remainder of the year with over 250,000 sq ft of space currently under offer
- The professional sector was the most active over the last 12 months at 28% of take-up, followed by business services (25%) and banking and finance (19%)
- Supply rose 3% over the quarter to 3.0m sq ft, standing 37% above the 10-year quarterly average and 28% higher than Q2 2025. Secondhand space made up 72% of availability, with new and newly completed space accounting for the balance

£52.00
Birmingham Prime Rent

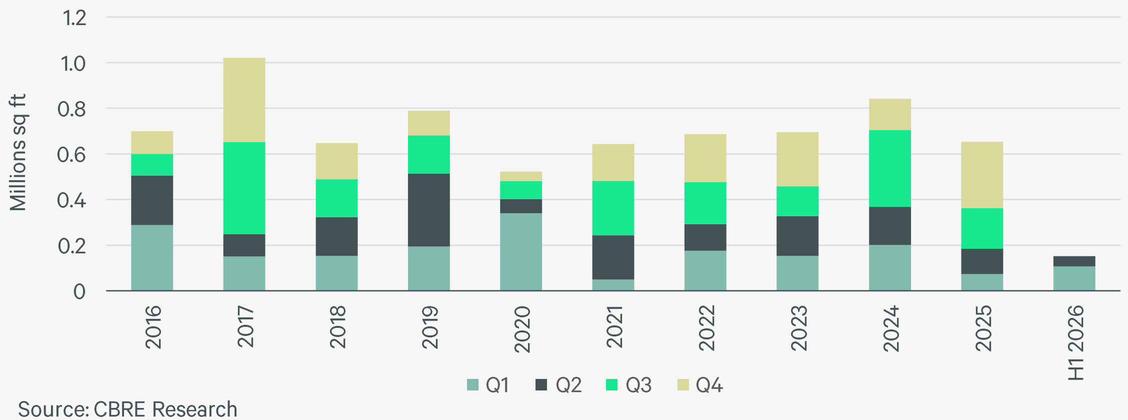
17.3%
Birmingham Availability Rate

Birmingham take-up by sector, 12 months to end Q2 2026



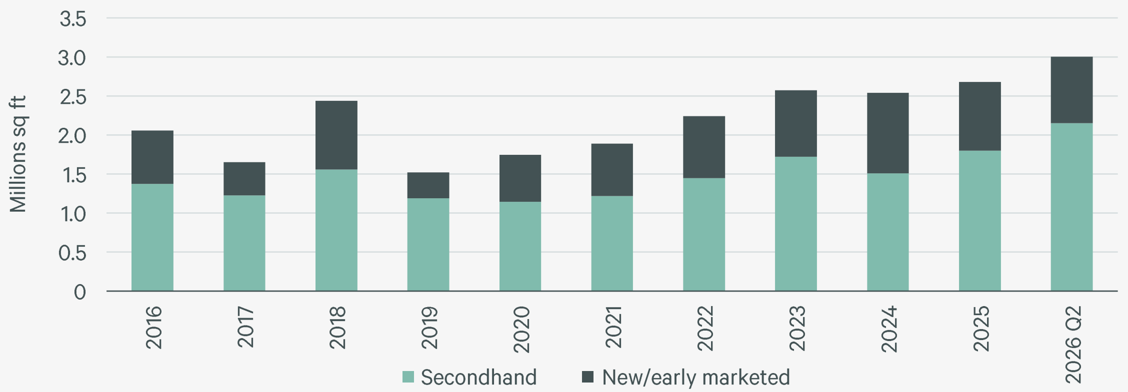
Source: CBRE Research

Birmingham annual take-up



Source: CBRE Research

Birmingham availability



Source: CBRE Research

Bristol

- Bristol city centre take-up totalled 294,900 sq ft year-to-date, 41% up on the same period last year. Q2 accounted for 134,500 sq ft across 26 deals, down 16% on the previous quarter but 16% above Q2 2025
- Take-up was spread across 48 deals year-to-date, only two of which were larger than 20,000 sq ft. The professional and TMT sectors were responsible for the largest share of take-up over the last 12 months, at 27% and 24%, respectively. The largest deal of the quarter saw a serviced office operator, Gilbanks take 23,500 sq ft at Building C, Assembly Bristol
- Availability was broadly flat over the quarter at 0.9m sq ft. However, the Q2 figure was 4% below the 10-year quarterly average and 20% down on the same period last year, with secondhand supply representing 65% of supply
- Near-term new supply remains limited, with c.60,000 sq ft of space under construction. There is also a total of 1.8m sq ft of largely speculative schemes yet to start in the development pipeline

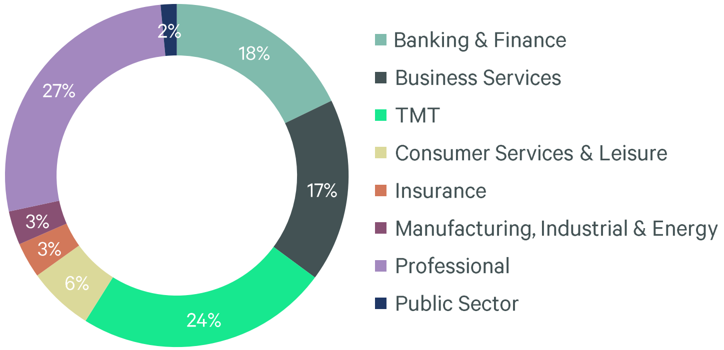
£52.00

Bristol
Prime Rent

10.4%

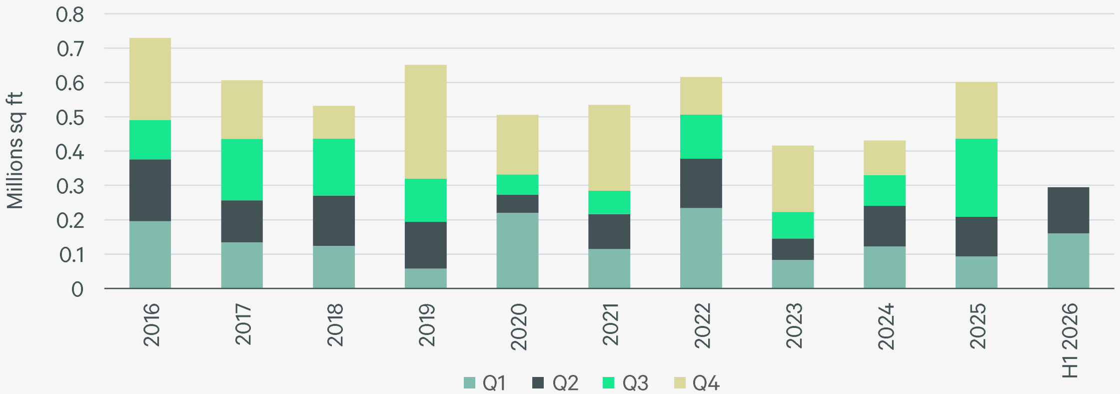
Bristol
Availability Rate

Bristol take-up by sector, 12 months to end Q2 2026



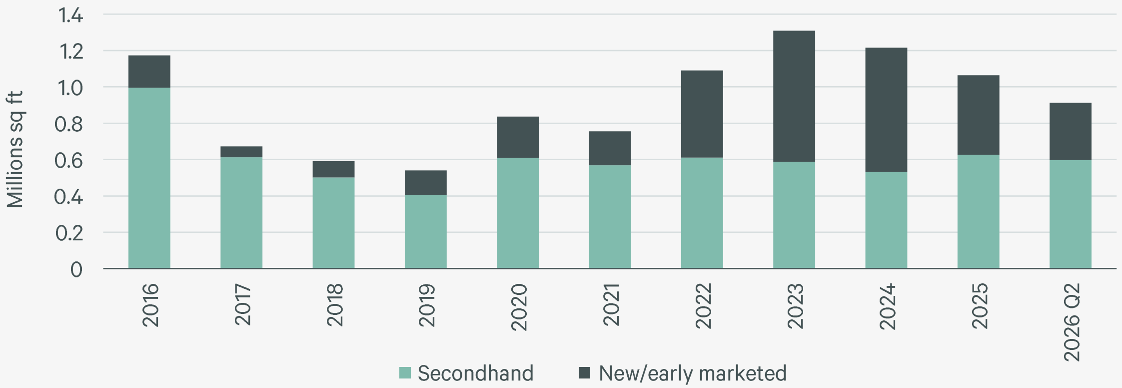
Source: CBRE Research

Bristol annual take-up



Source: CBRE Research

Bristol availability



Source: CBRE Research

Cambridge

- Year-to-date take-up totalled 266,700 sq ft, 33% up on the same period last year and highest H1 on record*. Q2 take-up of 69,100 sq ft was 65% down on an exceptionally strong first quarter
- Year-to-date take-up came from just 16 deals at a high average size of 16,700 sq ft, four of which were larger than 20,000 sq ft. Driven by life sciences occupiers, the manufacturing, industrial & energy sector accounted for 51% of take-up over the last 12 months, followed by the TMT sector at 33%. The largest deal of the quarter saw Gilead Sciences take 27,500 sq ft at One Granta, Granta Park
- A further 56,800 sq ft was under offer across eight deals at quarter-end
- Availability was broadly flat over the quarter at 1.3m sq ft but stood 83% above the 10-year quarterly average. New supply (newly completed and new early marketed) remained constrained, accounting for less than a third of the total supply at the end of Q2 (29%), followed by secondhand space accounting for the remaining 71%

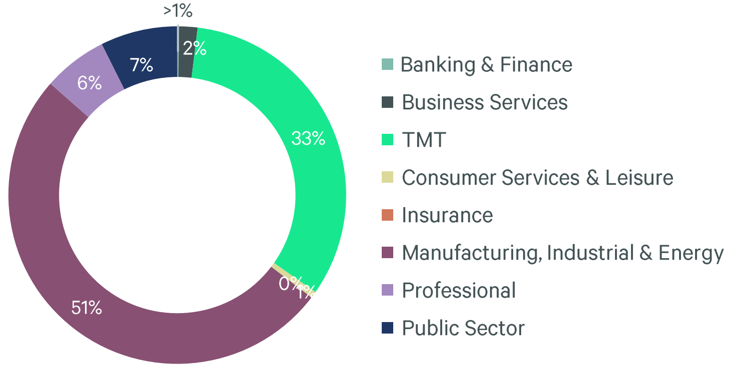
£65.00

Cambridge Prime Rent

11.7%

Cambridge Availability Rate

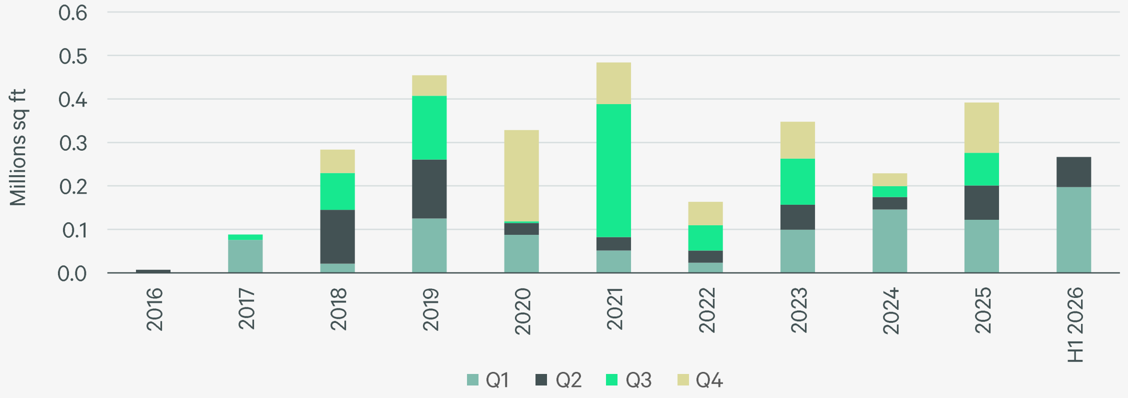
Cambridge take-up by sector, 12 months to end Q2 2026



Source: CBRE Research

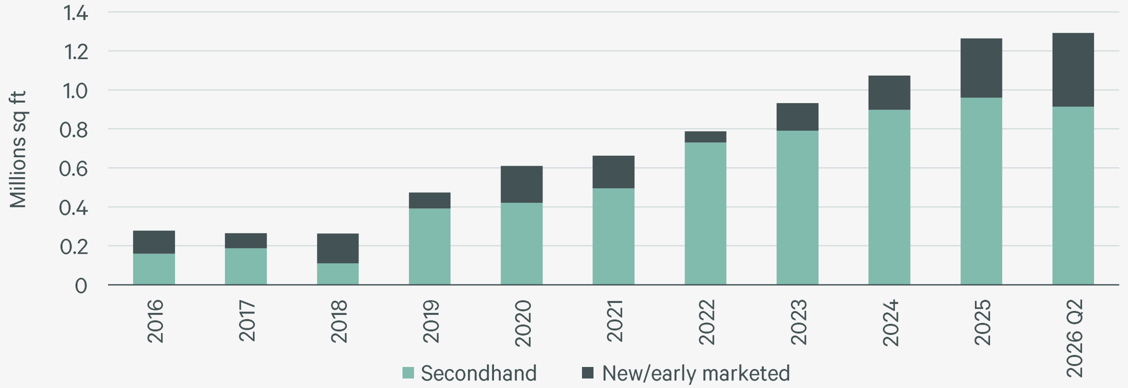
*Cambridge series starts in 2014

Cambridge annual take-up



Source: CBRE Research

Cambridge availability



Source: CBRE Research

Edinburgh

- Take-up in Q2 accounted for 95,800 sq ft, with the largest letting seeing IWG take 21,900 sq ft of secondhand space at Saltire Court, 20 Castle Terrace
- The business services sector was the most active over the last 12 months at 20% of take-up, followed by insurance at 15%, with banking and finance and TMT each accounting for 13%
- Year-to-date take-up totalled 237,000 sq ft, 2% up on the same period last year, across 68 deals, 58 of which were below 5,000 sq ft. Secondhand space accounted for 84% of take-up during the first half of the year
- Availability was broadly flat over the quarter at 1.9m sq ft, with secondhand supply accounting for 96% of the quarter-end figure
- There is a total of 344,600 sq ft of space under construction at the end of Q2 expected to complete within the next two years. Of this, 82% is already pre-let or under offer

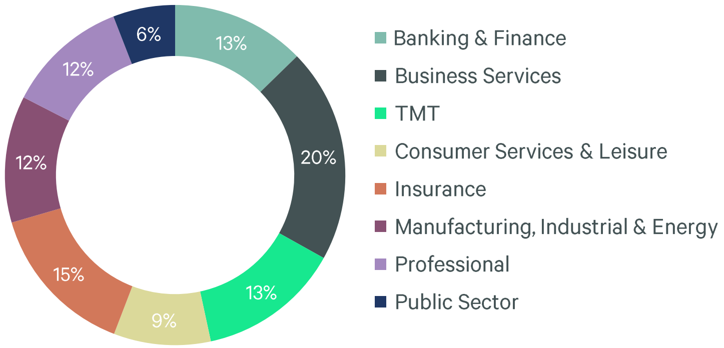
£49.50

Edinburgh Prime Rent

10.3%

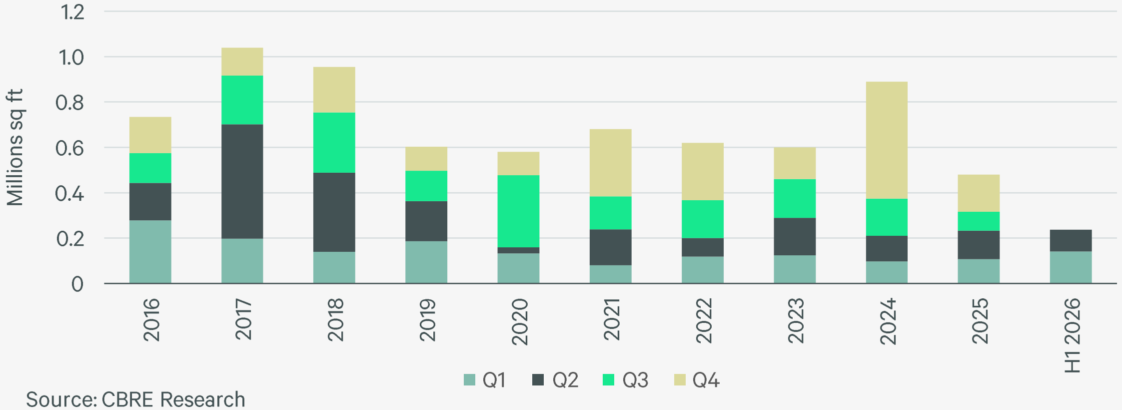
Edinburgh Availability Rate

Edinburgh take-up by sector, 12 months to end Q2 2026



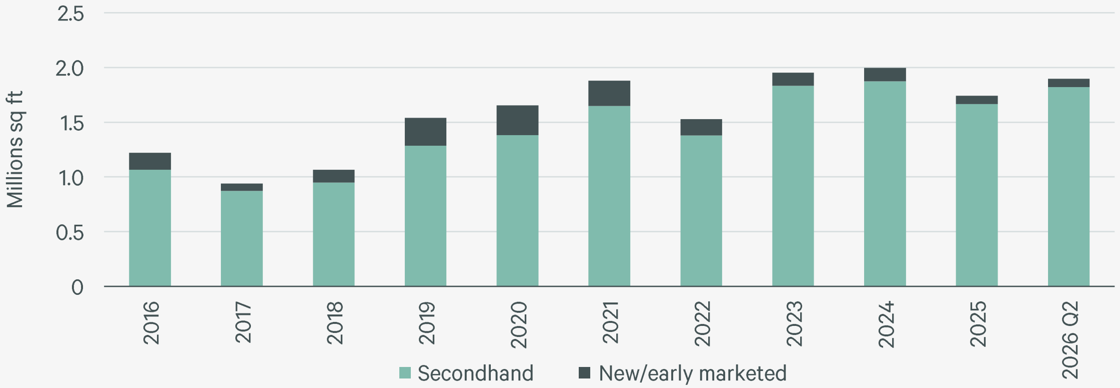
Source: CBRE Research

Edinburgh annual take-up



Source: CBRE Research

Edinburgh availability



Source: CBRE Research

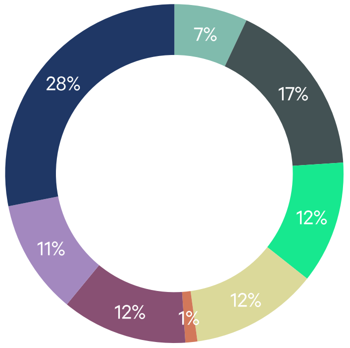
Glasgow

- Glasgow take-up totalled 169,100 sq ft in Q2 2026, up 58% on Q2 2025 and the strongest quarter in more than a year, underpinned by the Home Office's 80,600 sq ft letting at 200 Broomielaw. Year-to-date take-up reached 309,600 sq ft, 18% up on the same period last year and the highest H1 since 2018
- The public sector was responsible for the largest share of take-up over the last 12 months at 28%, followed by business services at 17%
- Total availability fell 3% over the quarter to 2.0m sq ft, 19% below the five-year quarterly average. Grade A space remains limited at 18% of available supply
- There have been no development completions in 2026 across the Glasgow office market. There is a total of 91,100 sq ft under construction across just one scheme at 45 Waterloo Street

£41.50
Glasgow Prime Rent

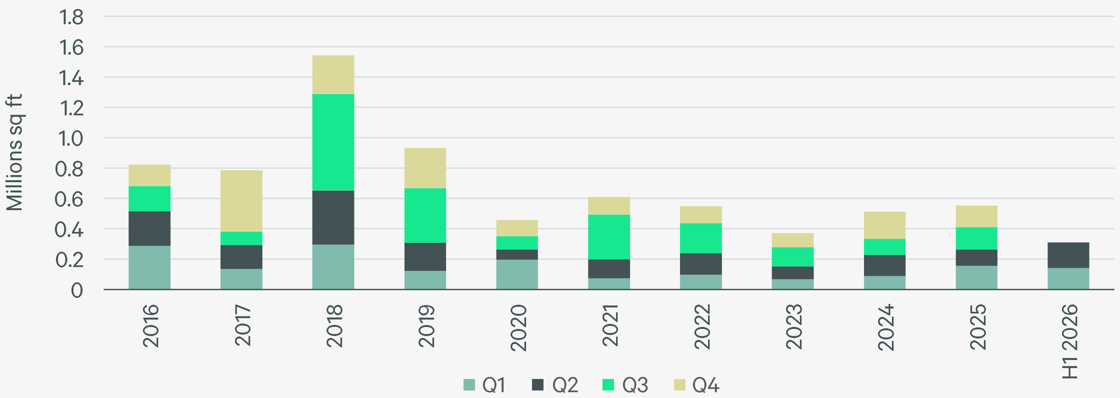
8.8%
Glasgow Availability Rate

Glasgow take-up by sector, 12 months to end Q2 2026



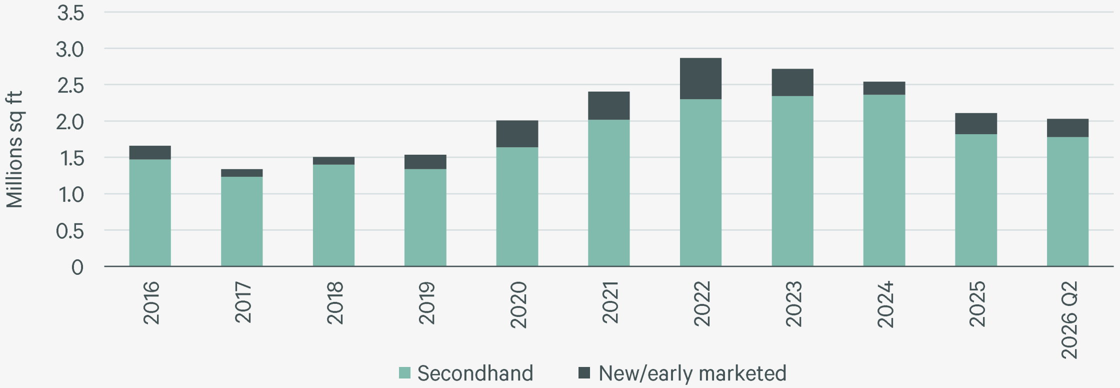
Source: CBRE Research

Glasgow annual take-up



Source: CBRE Research

Glasgow availability



Source: CBRE Research

Leeds

- Year-to-date take-up totalled 214,200 sq ft, 34% down on the same period last year. Q2 take-up in Leeds totalled 179,900 sq ft, following a subdued first quarter. Take-up was up 114% on Q2 2025
- The largest deal of the quarter involved the purchase of 71,600 sq ft of space at Livingston House by Luminate Education Group. The next largest deal was the letting of 39,500 sq ft at Broad Gate to Greencore Foods
- The professional sector was the most active over the last 12 months, at 31%, followed by the public sector at 18%
- Availability fell 9% over the quarter to 1.9m sq ft. Newly completed space remained limited, accounting for only 9% of supply. There was no new early marketed space available at the end of Q2

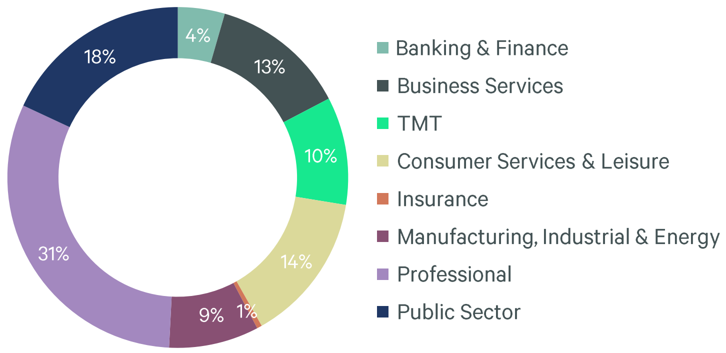
£52.50

Leeds Prime Rent

14.3%

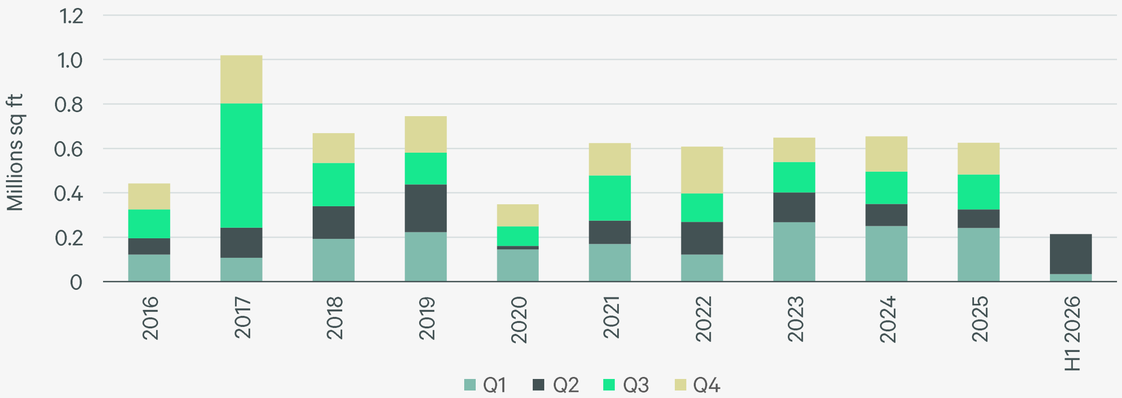
Leeds Availability Rate

Leeds take-up by sector, 12 months to end Q2 2026



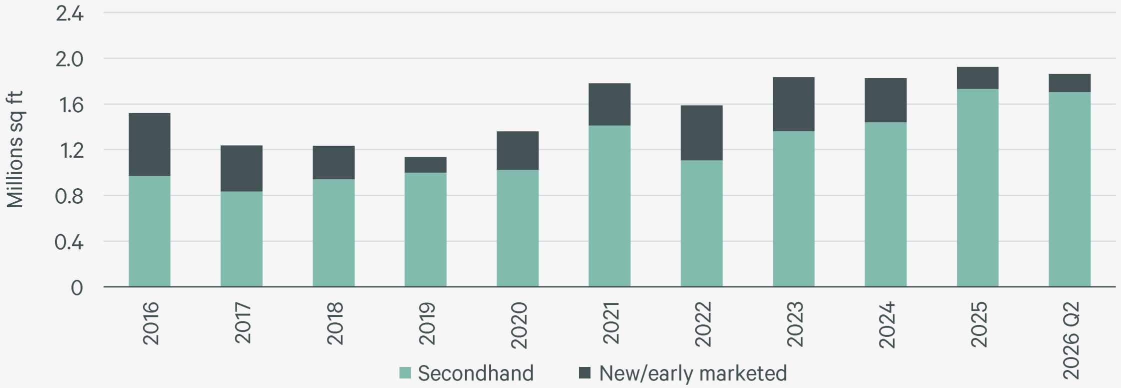
Source: CBRE Research

Leeds annual take-up



Source: CBRE Research

Leeds availability



Source: CBRE Research

Liverpool

- H1 2026 take-up in Liverpool totalled 86,300 sq ft, 2% below the same period last year. None of this year's lettings involved the take-up of new space, reflecting the continued lack of new supply
- The market was dominated by small lettings, with 45 deals transacting in the first half of the year, at an average of just 1,900 sq ft. In Q2, a total of 25,900 sq ft transacted across 18 deals, only one of which was greater than 5,000 sq ft. This deal saw The Billingtons Group take 5,700 sq ft at The Plaza, 100 Old Hall Street
- The public sector was the most active over the last 12 months, accounting for 25% of take-up, followed by consumer services and leisure accounting for 19%
- Availability fell 7% over the quarter to 713,200 sq ft, of which Grade A space represented just 9%. There is no space currently under construction, but there is a total of 609,300 sq ft of proposed space spread across four schemes, with earliest possible completion dates in 2029 and 2030

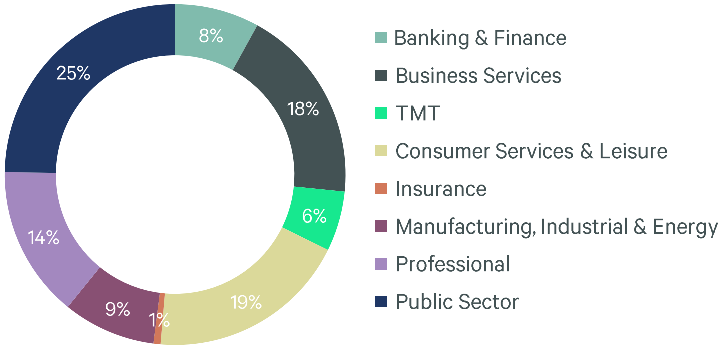
£37.50

Liverpool Prime Rent

10.8%

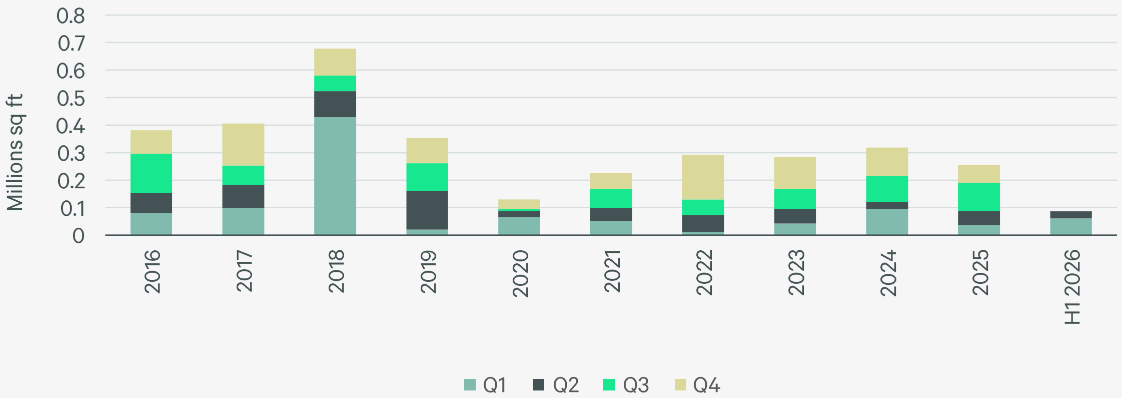
Liverpool Availability Rate

Liverpool take-up by sector, 12 months to end Q2 2026



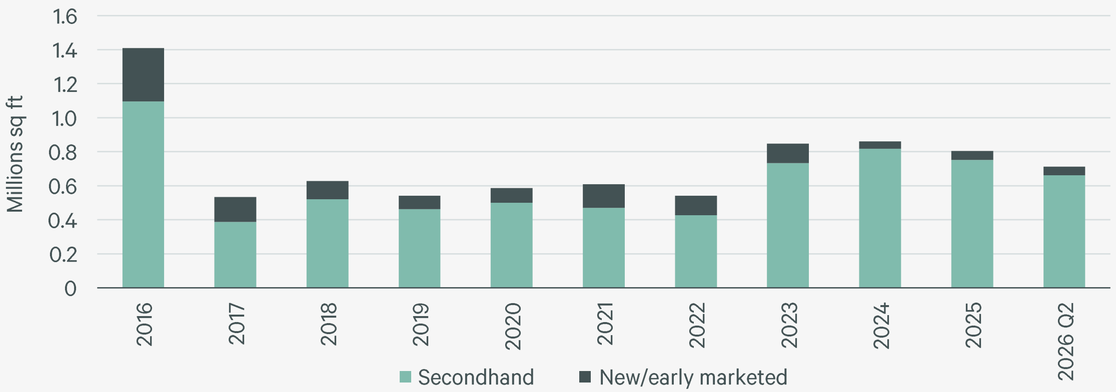
Source: CBRE Research

Liverpool annual take-up



Source: CBRE Research

Liverpool availability



Source: CBRE Research

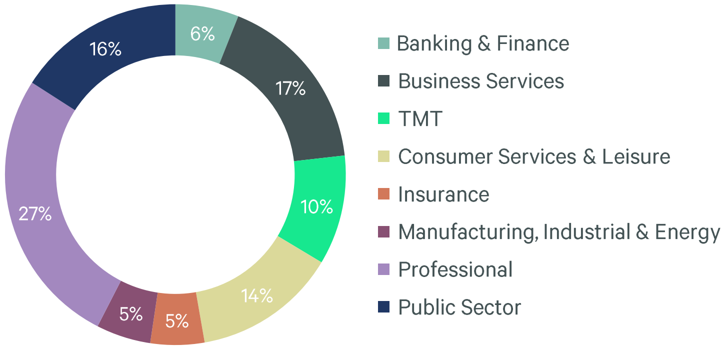
Manchester

- Year-to-date take-up in Manchester totalled 476,700 sq ft across 100 deals, the highest volume of the regional markets. Q2 accounted for 190,500 sq ft across 48 deals, down 27% on Q2 2025
- Newly completed and pre-let space accounted for 46% of year-to-date take-up, among the highest of the regional markets. The largest deal of the quarter saw Block Workspace take 25,900 sq ft at Sunlight House. The next largest deal saw MDPI take 21,400 sq ft at 4 Hardman Square
- The professional sector was the most active over the last 12 months at 27% of take-up, followed by the business services sector at 17%
- Availability fell for a further quarter, down 4% to 3.9m sq ft. The availability of newly completed space remains limited, accounting for 13% of the Q2 supply

£48.00
Manchester Prime Rent

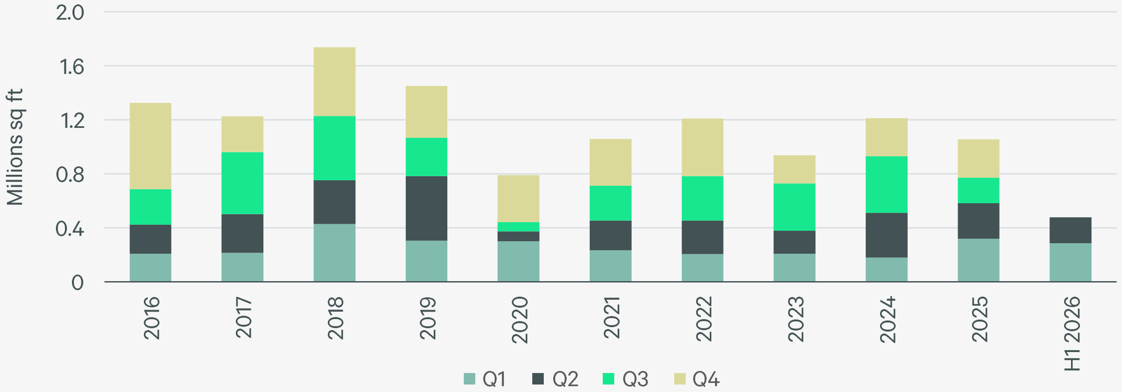
15.4%
Manchester Availability Rate

Manchester take-up by sector, 12 months to end Q2 2026



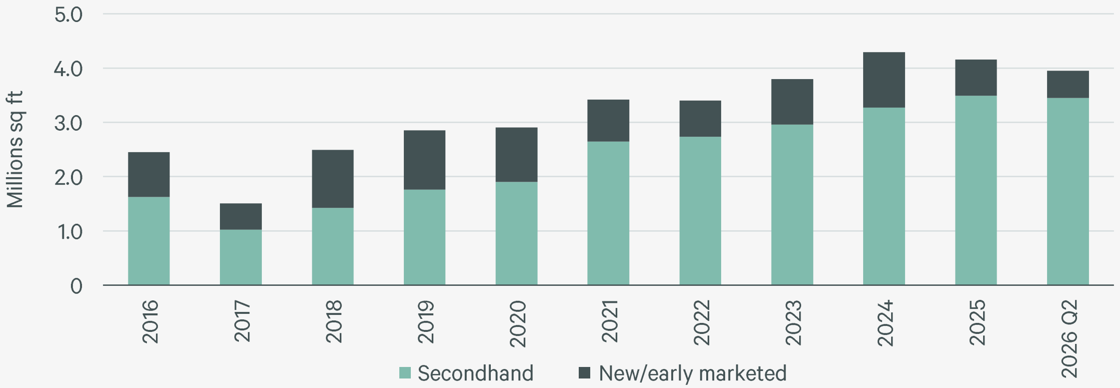
Source: CBRE Research

Manchester annual take-up



Source: CBRE Research

Manchester availability



Source: CBRE Research

Oxford

- Oxford year-to-date take-up totalled 31,500 sq ft across only six deals, including 24,300 sq ft in Q2. The largest letting of the quarter saw Oxfordshire County Council take 13,900 sq ft at Midland House, Botley
- A further 105,900 sq ft was under offer across 13 deals at quarter-end, more than three times the take-up recorded so far this year
- The manufacturing, industrial & energy sector dominated take-up over the last 12 months at 90%, driven by the three large Ellison Institute of Technology space-takes in Q4 2025
- Availability in Oxford increased 12% quarter-on-quarter. Newly completed and new early marketed space made up most of the current supply, at 64% of the total, followed by secondhand space at 36%. The increase in new supply is a result of strong development completions in 2025, with a further 780,700 sq ft currently under construction, expected to complete by 2029

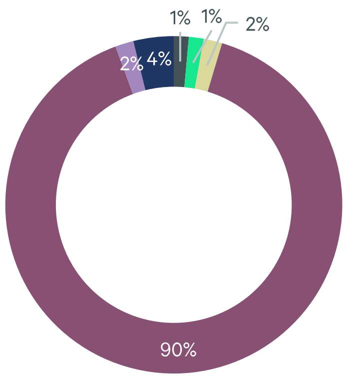
£63.50

Oxford Prime Rent

20.3%

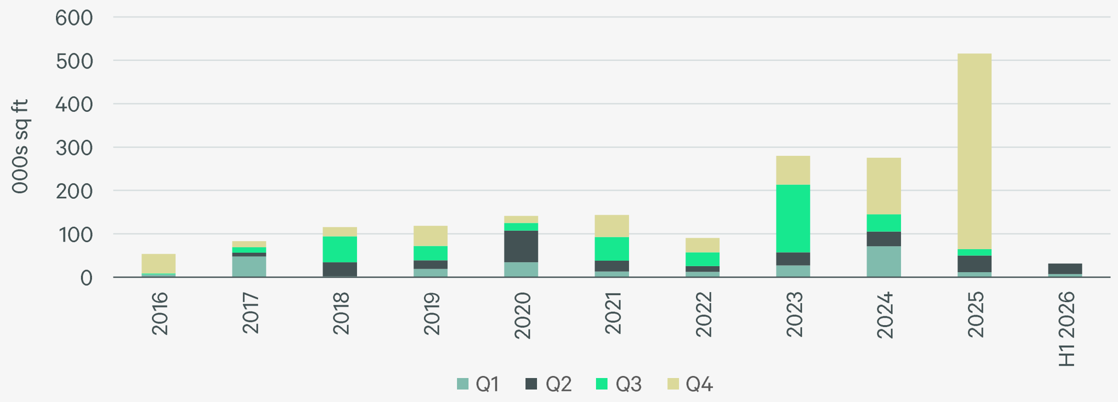
Oxford Availability Rate

Oxford take-up by sector, 12 months to end Q2 2026



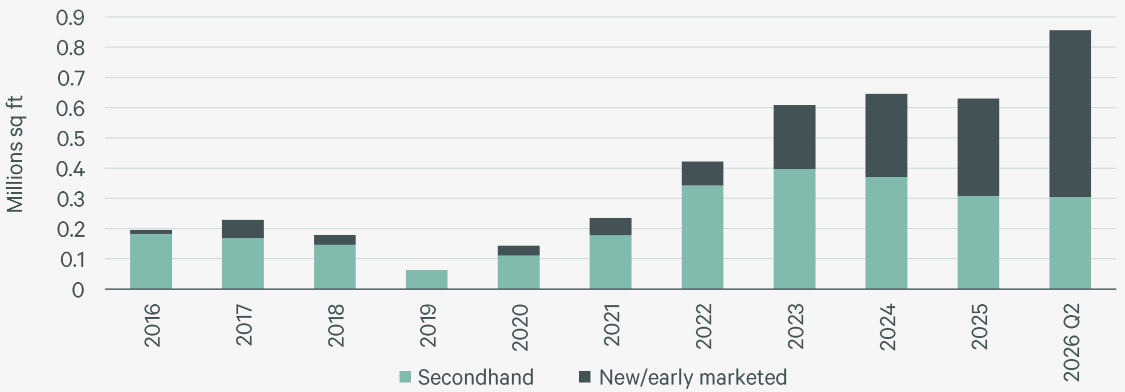
Source: CBRE Research

Oxford annual take-up



Source: CBRE Research

Oxford availability



Source: CBRE Research

Southampton

- H1 2026 take-up in Southampton totalled just 4,200 sq ft across two deals, 95% down on the same period last year, which had been boosted by a large insurance letting. There was only one deal in Q2, which saw Simplify Consulting take 2,300 sq ft at Cumberland House, 15/17 Cumberland Place
- On a small base, the TMT sector accounted for the largest share of take-up over the last 12 months at 50%. The next most active sectors were consumer services and leisure, and professional, accounting for 13% and 11%, respectively
- Supply rose 15% over the quarter to 390,200 sq ft. Newly completed space remains limited, representing 7% of the total, and no schemes are currently under construction

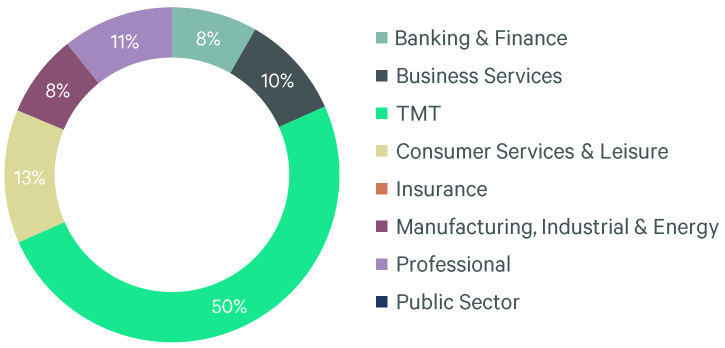
£30.00

Southampton Prime Rent

7.8%

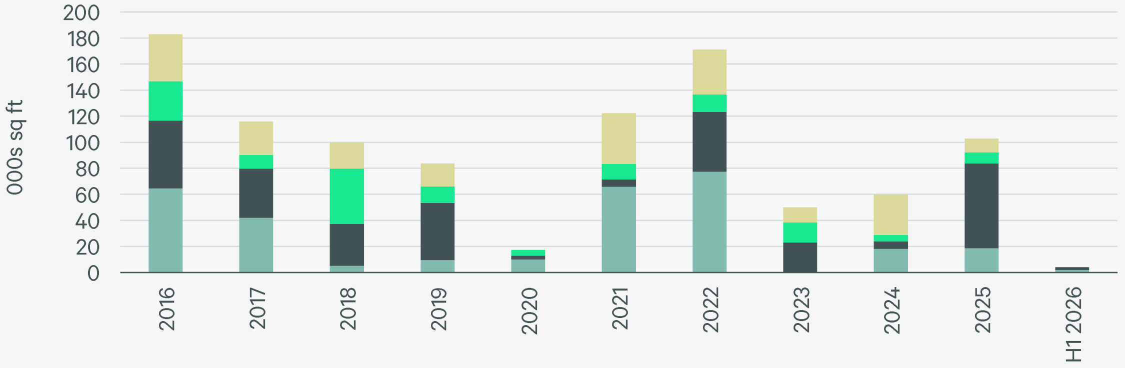
Southampton Availability Rate

Southampton take-up by sector, 12 months to end Q2 2026



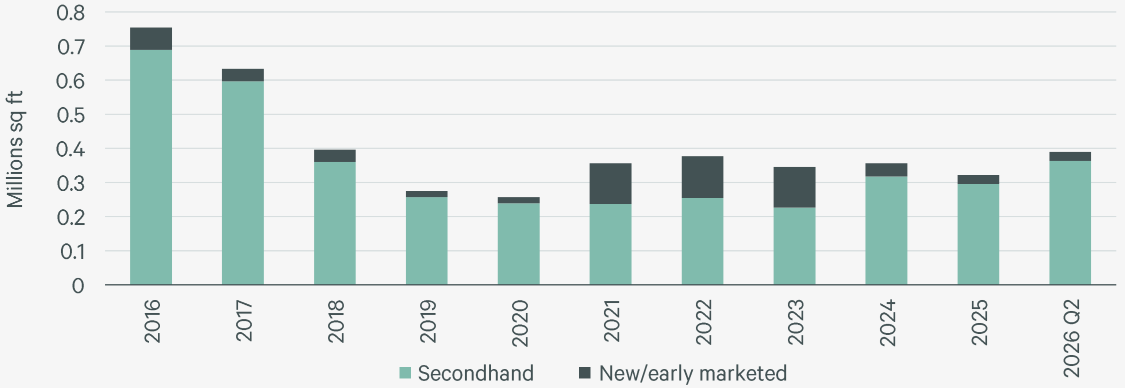
Source: CBRE Research

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