Monthly Index August 2026

UK commercial property posted positive total returns in August, however capital values continued to decline.

Commentary

All commercial property capital values fell by 0.3% in August 2026, according to the latest CBRE UK Monthly Index. Rental values increased by 0.1% and month-on-month total returns were 0.2%.

Retail capital and rental values rose by 0.1%, each, in August. Month-on-month total returns for the Retail sector were 0.6%, driven by Retail Warehouse and Standard Shop total returns at 0.6% and 0.5%, respectively.

Capital values for the office sector remained flat in August, while rental values increased by 0.1%. Central London capital values remained stable over the month. Total returns for the office sector were 0.4% in August.

The industrial sector capital values decreased by 0.4% in August, mainly driven by the outward yield movement by 3bps. Rental values for the sector increased by 0.1%. Industrial monthly total returns remained flat over the month.

All property, August 2026

0.2% MoM
Total Return

0.8% 3 Month
Total Return

-0.3% MoM
Capital Value Growth

-0.6% 3 Month
Capital Value Growth

0.1% MoM
Rental Value Growth

0.7% 3 Month
Rental Value Growth

2bps MoM
Equivalent Yield Movement

6bps 3 Month
Equivalent Yield Movement

Source: CBRE Research, 2026

Monthly Index August 2026

All sectors saw rental growth in August, while retail capital values increased over the month.

Retail, August 2026	Office, August 2026	Industrial, August 2026
0.6% MoM Total Return	0.4% MoM Total Return	0.0% MoM Total Return
0.1% MoM Capital Value Growth	0.0% MoM Capital Value Growth	-0.4% MoM Capital Value Growth
0.1% MoM Rental Value Growth	0.1% MoM Rental Value Growth	0.1% MoM Rental Value Growth
0bps MoM Equivalent Yield Movement	1bps MoM Equivalent Yield Movement	3bps MoM Equivalent Yield Movement

Source: CBRE Research, 2026

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