

Monthly Index February 2026

Commercial rental values increase in February, while capital values remain flat over the month.

Commentary

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

Retail capital values increased by 0.2% throughout February, while rental values remained flat. Month-on-month total returns for the Retail sector were 0.7%. The Retail sector's results were driven by Retail Warehouses, which saw capital values increase by 0.3%.

Capital values for the Office sector remained flat in February, while rental values increased by 0.2%. Central London offices continue to show resilient performance with rental and capital values increased by 0.5% and 0.3% over the month. Total returns for the Office sector were 0.5% for the month.

The Industrial sector capital values remained flat in February, while rental values increased by 0.2%. Industrial monthly total returns were 0.4% over the month.

All property, February 2026

0.4% MoM

Total Return

0.0% MoM

Capital Value Growth

0.1% MoM

Rental Value Growth

1bps MoM

Equivalent Yield Movement

1.4% 3 Month

Total Return

0.1% 3 Month

Capital Value Growth

0.5% 3 Month

Rental Value Growth

0bps 3 Month

Equivalent Yield Movement

Source: CBRE Research, 2026

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Retail total returns were the highest in February, while both Office and Industrial sectors saw rental growth

Retail, February 2026

0.7% MoM

Total Return

0.2% MoM

Capital Value Growth

0.0% MoM

Rental Value Growth

2bps MoM

Equivalent Yield Movement

Office, February 2026

0.5% MoM

Total Return

0.0% MoM

Capital Value Growth

0.2% MoM

Rental Value Growth

2bps MoM

Equivalent Yield Movement

Industrial, February 2026

0.4% MoM

Total Return

0.0% MoM

Capital Value Growth

0.2% MoM

Rental Value Growth

2bps MoM

Equivalent Yield Movement

Source: CBRE Research, 2026

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