RESEARCH

Central London office analysis

Q3 | 2018

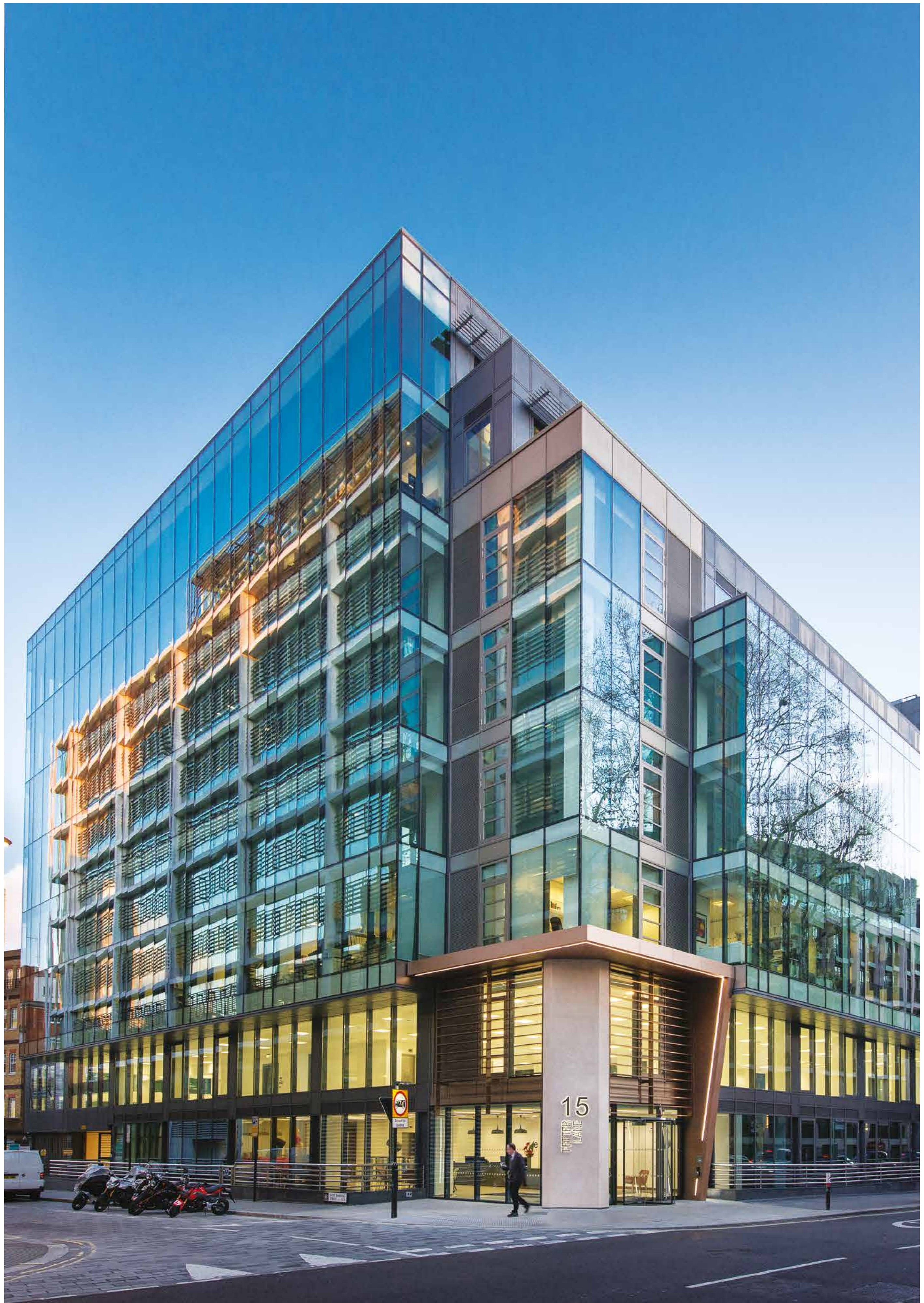
OCCUPATIONAL MARKET

Central London take-up totalled 3.9 million sq ft, just 3% below Q2 2018 but 6% up on the 5-year average.

INVESTMENT MARKET

Investment volumes reached £5.2 bn in Q3 2018, 11% up on Q3 last year and a 21% rise on the 5-year average.

GVA successfully acquired 112,000 sq ft across 3 tower floors for CMA at Hines' The Cabot, 25 Cabot Square, E14 development.



Since the start of the year, GVA have acquired 30,000 sq ft across 3 floors for Marks & Clerk and Jisc at 15 Fetter Lane EC4; a newly refurbished office building located in the heart of Midtown.

Occupier market – in brief

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Changing demand
Whilst super prime rents of £170.00 per sq ft were achieved in St James's last quarter, there has never been such a divergence between the super prime and 'normal' Grade A markets in terms of rent, rent free and letting void. It increasingly appears easier to let 100,000 sq ft than 1,000 sq ft due to the nature of tech demand and pressure on smaller suites from the co-working sector.

This is amplified by a subdued level of demand over the past decade with tenants not taking surplus space beyond their immediate needs. Companies are not willing to commit to significant capital expenditure and relocating offices is expensive, so instead we are seeing expanding businesses take additional space in their existing buildings.

Although the uncertain economic climate is not adversely affecting take-up, it is affecting the willingness of smaller companies to take space without awareness of the future of their business. Larger companies are more secure in the market's ups and downs and larger acquisitions are either in response to lease events or from larger tech businesses such as Google and Facebook.

Supply mismatch
Prelets continue to remain a key feature of the London office market, despite a divergence between the New and Second Hand markets, making up a record 36% of take-up for the quarter. Developers are increasingly hesitant about commencing with schemes however with a subdued pipeline expected post-2019. Long term, we may see a mismatch between demand and supply, providing demand continues for new and under construction supply.

This is also the case for the supply of larger units. Occupiers in need of space in the 100,000 sq ft + size band increasingly have a limited number of options available, which is an important consideration in a changing business world, increasingly dominated by larger corporates or smaller start-ups. Q3 saw a record five deals over 100,000 sq ft including at 135 Bishopsgate and 55 Gresham Street.

Let's be upfront about it
We are continuing to see stability in rental levels. Tight supply and apparent continued strong demand has contributed and even caused rental growth in some submarkets including Mayfair, White City and Camden. Increasingly we are witnessing the emergence of fringe submarkets through placemaking and improved infrastructure.

Whilst rent free periods remain fairly stable at around 20-24 months for a 10-year term, we are noticing the balance of rent free is starting to become more front-loaded as landlords concede more rent free at the start of a lease, with a break at the 5th year. Where 12 months at the start was standard, 15 months is becoming more common.

Patrick O'Keeffe.

> "Prelets remain a key feature of the London office market, despite a divergence between the New and Second Hand markets"

Central London

Take-up

Central London take-up totalled 3.9 million sq ft in Q3 2018, just 3% below Q2 2018, but up 6% on the 5-year average. A single deal made up 18% of take-up for the quarter; Facebook again added to its large London occupation by taking 611,000 sq ft at King's Cross Central. There were a further four deals over 100,000 sq ft during the quarter, totalling 1.1 million sq ft of take-up.

TMT & Creative occupation made up 34% of take-up in the quarter, followed by Financial Services at 18%. Excluding the Facebook deal, the Financial Services sector dominated take-up at 28% followed by TMT & Creative at 25%. Three of the top five transactions over 100,000 sq ft were from the Financial Services sector including acquisitions by TP ICAP at 135 Bishopsgate and Investec at 55 Gresham Street.

The co-working sector continued its expansion making up 13% of take-up, although slowing in pace compared to previous quarters. WeWork was the most active acquirer, taking 137,000 sq ft in four deals.

Prelets made up 1.2 million sq ft, a record 36% of take-up for the quarter in a total of 13 deals. This took the year-to-date prelet figure to 2.97 million sq ft, up 49% on the same period last year. Furthermore, there is currently a significant level of Under Construction supply that is under offer and we may see this translate into an excellent final quarter to the year. Examples include space at the Farmiloe Building and Athene Place which were both fully under offer at quarter end.

Availability

Availability fell to 11.6 million sq ft, down 6% from Q2 2018 but remains 15% above the 5-year average. The largest falls were in the City and East London markets due to good preletting activity and a fall in development stock coming through. From developments with over 100,000 sq ft remaining, only 643,000 sq ft was added to supply in Q3 which compares to over 1.1 million sq ft of development supply added in Q2.

The overall Central London vacancy rate fell from 6.39% in Q2 to 6.00% in Q3 2018. The vacancy rate is 79 bps above the 5-year average, 5.21%.

Development

The Central London pipeline totals 14.7 million sq ft and is currently 58% prelet, leaving 8.5 million sq ft available. Supply projected to complete by Q1 2019 is 51% prelet with 2.6 million sq ft available. Post Q1 2019, development space is 61% prelet leaving 5.9 million sq ft available.

Completions will peak in 2019 with 7.1 million sq ft projected to complete. Post 2019, only 4.4 million sq ft will complete, falling to 923,000 sq ft for 2021. Q3 2018 saw the completion of The Scalpel, The Tower, The Bower and Bureau, 90 Fetter Lane. Overall, completions contributed a total of 632,000 sq ft to existing supply for Q3.

Rental growth

Central London prime rents grew by 0.4% from Q2 to Q3 2018, the fourth consecutive quarter of prime rental growth. City submarkets saw marginal or no rental growth; West End core rents grew marginally, and in Fringe markets such as Camden and White City declining supply and high demand has supported rental growth.

Rent free periods were stable across the majority of Central London submarkets at 24 months. Rent free periods increased in fringe markets to closer match those in the core.

KEY STATS THIS QUARTER

3.9 million

sq ft let. 6% up on the five-year quarterly average

6.00%

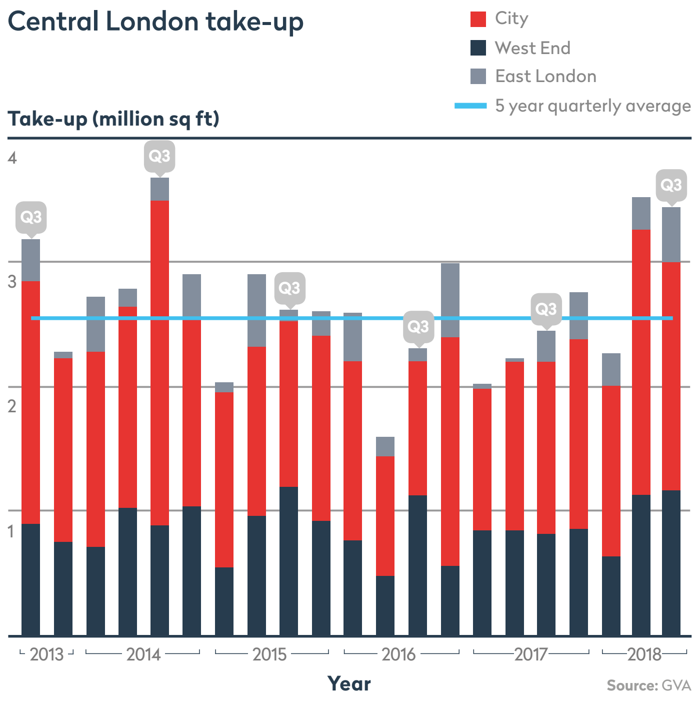
vacancy rate

14.7 million

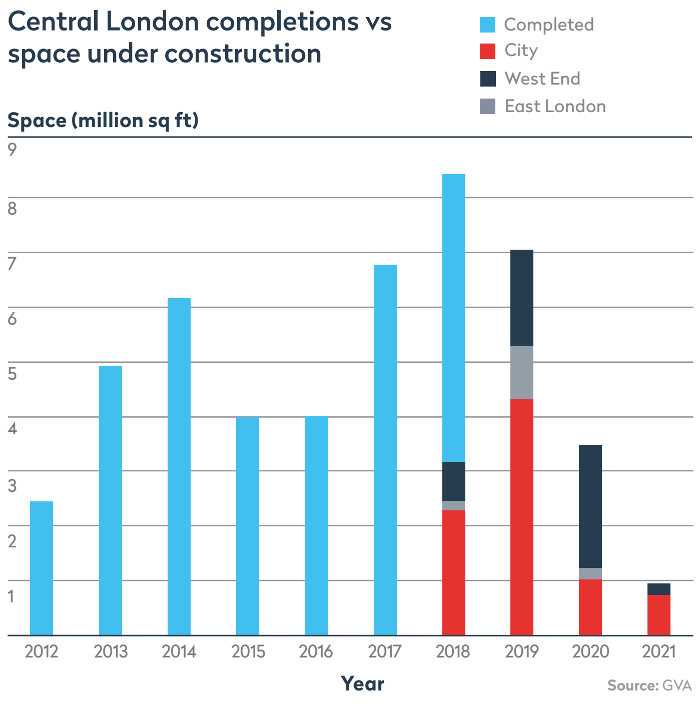
sq ft under construction

> "The overall Central London vacancy rate fell from 6.39% in Q2 to 6.00% in Q3 2018."

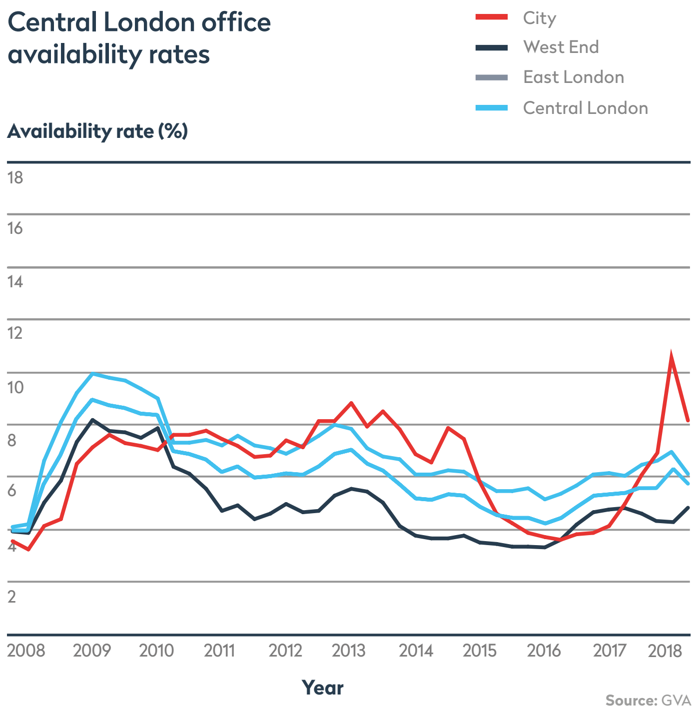
Central London take-up



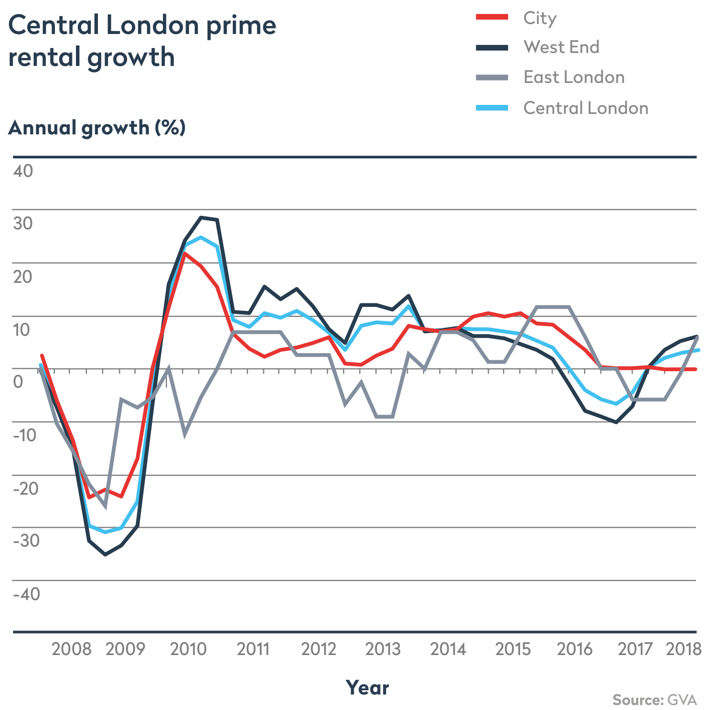
Central London completions vs space under construction



Central London office availability rates



Central London prime rental growth



West End

Take-up
West End take-up totalled 1.1 million sq ft in Q3 2018, a 3% rise on Q2 2018 and a 29% rise on the 5-year average. The largest deal of the quarter was to Facebook at Kings Cross Central where the media company took 611,000 sq ft and thus the TMT & Creative sector made up the majority of take-up at 63%. Even without its inclusion the sector still contributed the most, with 99,000 sq ft of take-up, or 19%.

Prelets made up 64% of take-up for Q3 at 652,000 sq ft. Over the year-to-date, prelets have made up 33%, up from 21% from the same period last year. Over the year to Q3 2017, Second Hand letting activity made up 53% of take-up with two deals recorded over 100,000 sq ft. In comparison, Second Hand deals have made up only 35% of letting activity for 2018 so far, with no deals recorded over 100,000 sq ft.

Other than King's Cross, which saw the two largest West End deals of the quarter, the top two performing markets were Mayfair and Paddington, both future Crossrail stations. Mayfair take-up reached 86,000 sq ft, up 24% on the 5-year average with two deals over 10,000 sq ft, at 5 Savile Row and 11 Hanover Square. Paddington take-up reached 71,000 sq ft, up 26% on the 5-year average with 3 deals over 10,000 sq ft, at 1 Kingdom Street and the Brunel Building.

Availability
Availability increased to 4.1 million sq ft in Q2 2018, up 15% on the previous quarter and 24% up on the 5-year average. The increase reflects subdued letting activity for existing space for Q3. Furthermore, Q3 saw the addition of sizeable developments to supply including Bechtel House (242,000 sq ft), The Brunel Building (139,000 sq ft remaining) and Westminster City Hall (100,000 sq ft remaining). Under offer space makes up 15% of West End availability, totalling 602,000 sq ft.

The West End vacancy rate rose to 5.02% in Q3 2018, up from 4.35% in Q2 2018 and on the 5-year average, 4.04%.

Development

The West End Under Construction pipeline currently comprises 5.0 million sq ft, of which 54% is prelet, leaving 2.3 million sq ft available. The longer term pipeline has a higher percentage of prelet space with 76% of the post 2020 completion space already prelet leaving only 597,000 sq ft available.

Completions are expected to peak at 2.3 million sq ft in 2020, after which the level drops off significantly. With continuing good demand, we may see under supply for development space in the future. Q3 2018 had six buildings complete, adding 118,000 sq ft of space to existing supply.

Rental growth
West End rents grew by 0.6% from Q2 to Q3 2018, although the majority of submarkets saw rents remain stable. In Mayfair and St James's, rents grew to £115.00 per sq ft, reflecting a positive story of high demand and diminishing supply. Rent free periods were stable at 24 months.

KEY STATS THIS QUARTER

1.1 million
sq ft let. 29% up on the five-year quarterly average

5.02%
vacancy rate

5.0 million
sq ft under construction

£115.00
per sq ft prime rent

Patrick O'Keeffe
Head of London Agency and Investment

City

Take-up
Take-up for the City totalled 1.9 million sq ft for Q3 2018, down 18% on Q2 2018, largely due to the Chinese Embassy deal at Royal Mint Court in Q2, but up 23% on the 5-year average. The City performed well following two deals over 100,000 sq ft, making up 13% of take-up for the quarter.

Despite two Financial Services deals over 100,000 sq ft, the TMT & Creative sector made up the majority of take-up at 23%, closely followed by Financial Services at 22% and Serviced Offices at 20%. Large office deals are increasingly in response to requirements, rather than expansion; whilst demand for smaller units has fallen off considerably.

Unlike the West End, the majority of City transactions were for Second Hand Grade A space making up 35% of take-up at 654,000 sq ft, of which 28% was take-up by serviced offices. Take-up for New Existing space followed close behind at 29%. Prelets made up 21%, a total of 403,000 sq ft, taking the year-to-date prelet figure to 1.4 million sq ft, 13% up on the same period last year.

Availability
City availability fell sharply to 5.9 million sq ft, 10% down on Q2 2018 but 6% up on the 5-year average. The fall is partly a result of limited Under Construction supply with only 1.5 million sq ft projected to complete by Q1 2019, a 33% fall on the six months from Q2 2018.

Second Hand space makes up the majority of supply at 42%. Second Hand availability rose from Q2 to Q3 by 16%, despite good Second Hand letting activity for the quarter. Increasingly, there is under supply in EC2 and EC4 causing rising demand for space in EC3 as occupiers consider alternative options. The Gherkin, for example, has recently seen good interest from occupiers from a wider tenant base.

The vacancy rate fell to 6.39% in Q3 2018, from 7.03% in Q2 2018. However, vacancy is still up on the 5-year average by 30 bps.

Development
The City development pipeline currently comprises 8.3 million sq ft to be delivered between 2018 and 2021, of which 33% is already prelet and leaving 5.5 million sq ft available. In the near term, there is very little available, especially for larger occupiers. Post 2020 however, the percentage of the pipeline that is prelet falls to 9%, including availability at 60 London Wall, 80 Fenchurch Street, and 1 Braham Street.

Completions are expected to peak in 2019 at 4.3 million sq ft; after which completions drop off to 1 million sq ft in 2020 and 714,000 sq ft in 2021. A number of key developments completed in Q3 2018 including The Scalpel, The Tower, The Bower and Bureau, 90 Fetter Lane; providing an additional 513,000 sq ft to existing supply.

Rental growth
City rents remained stable in Q3 2018. In City Core, prime rents averaged £67.50, down from £70.00 in Q3 2017, although there is limited built Grade A stock to qualify rents from. Clerkenwell and Waterloo saw rents rise to match City Core levels, up from £65.00 per sq ft a year ago. Rent free periods were stable at 24 months.

KEY STATS THIS QUARTER

1.9 million
sq ft let 23% up on the five-year quarterly average

6.39%
vacancy rate

8.3 million
sq ft under construction

£67.50
per sq ft prime rent

Jeremy Prosser
Head of City Agency

East London

Take-up
East London take-up totalled 381,000 sq ft for Q3, a 133% rise on Q2 2018 and 35% up on the 5-year average. The excellent take-up was largely due to two deals over 100,000 sq ft that together made up 63% of all East London take-up for the quarter. A 94% majority of take-up was concentrated in Docklands; Stratford take-up totalled 21,138 sq ft in Q3 from one deal.

The two 100,000 sq ft + deals are representative of positive sentiment in the East London market. Redeveloped space at 25 Cabot Square was leased to CMA on which GVA acted for CMA, further boosting the market's government association following the deal to the Government Property Unit last year. Further, the rest of Cabot Square is currently believed to be under offer to the government's Office of Rail and Road, as well as a serviced office provider. Overall, the Government and Services sector made up 40% of East London take-up for the quarter. Financial Services made up 35% of take-up for the quarter with the letting to BGC Partners at 5 Churchill Place.

By grade, Second Hand lettings made up the majority at 66% of take-up, a reflection of tenant space currently on the market. Indeed, occupiers including JP Morgan, Citi and Shell let space in Q3 alone.

Availability
East London availability fell to 1.6 million sq ft, 27% down on Q2 2018 but 39% above the 5-year average. The fall reflects good letting activity in Q3 with limited new availability. Tenant space continues to make up a significant proportion of supply at 38%; there were no additions to supply from Under Construction developments in Q3.

The vacancy rate fell to 8.3% in Q3 2018, down from 10.51% in Q2 2018 but up on the 5-year average of 5.95%.

Development
The East London development pipeline currently totals 1.4 million sq ft, of which 54% is prelet leaving 638,000 sq ft available. The majority of space will complete in 2019 adding 979,000 sq ft to the market, 51% of which is already prelet.

With a lack of immediate options above 100,000 sq ft in the City and West End, East London may present a more attractive option to occupiers with larger space requirements. Development space may therefore have an increasing role to play in the market and the arrival of the Elizabeth Line in Canary Wharf will improve the market's connectivity. There are several potential developments in the wider market, although we expect these will continue to remain on hold for now.

Rental growth
Canary Wharf rents were stable for Q3 at £42.50 per sq ft, although up from £40.00 per sq ft last year. Stratford rents remained stable for Q3 2018 at £45.00 per sq ft, in line with Q3 2017. East London rent free periods are stable at 24 months, unchanged on the same period last year.

KEY STATS THIS QUARTER

381,000
sq ft let. 35% up on the five-year quarterly average

8.3%
vacancy rate

1.4 million
sq ft under construction

£42.50
per sq ft prime rent

Alasdair Gurry
Director

Midtown

Take-up
Take-up for Midtown totalled 507,000 sq ft for Q3 2018, up 41% on Q2 2018 and 47% on the 5-year average. There were two deals over 50,000 sq ft during the quarter at The Ray Building, where LinkedIn acquired 83,000 sq ft; and at 1 Waterhouse Square, where WeWork took 52,000 sq ft. The majority of take-up was from the TMT & Creative sector making up 43% overall; next largest was the Serviced Office sector that accounted for 29% of take-up. Professional services, historically associated with Midtown, made up just 9% of the quarter's take-up.

A 60% majority of take-up was for New Existing or Under Construction space. There were three prelets contributing over 171,000 sq ft to take-up. This was particularly true of Clerkenwell where two of the prelets were located and where demand is consistently high for New and Refurbished space.

Availability
Availability was a reflection of take-up and fell to 974,000 sq ft in Q3 2018, down from 1.1 million sq ft in Q2, and resulting in a vacancy rate of 2.3%. Around 57% of Midtown availability is New Existing and Under Construction stock. As at Q3 2018, there was 166,000 sq ft under offer in the market that will likely further boost take-up for Q4.

Development
There is currently 390,000 sq ft of Under Construction space projected to complete before year end in Midtown, 37% of which is prelet and, leaving 247,000 sq ft remaining. Space Under Construction expected to complete post 2019 currently totals 480,000 sq ft, of which 43% is prelet with 276,000 sq ft remaining.

Completions in Q3 2018 added 78,000 sq ft to existing supply. Key completions included Smithson, Briset Street that let to Macmillan Publishers in the same quarter, as well as Goldman Sachs' new HQ.

Rental growth
Holborn prime rents were stable at £65.00 per sq ft in Q3 2018, in line with last year and unchanged since Q1 2016. Bloomsbury rents stayed stable at £80.00 per sq ft on Q2 2018 but were up from £75.00 per sq ft on this time last year.

KEY STATS THIS QUARTER

507,000
sq ft let. 47% up on the five-year quarterly average

2.3%
vacancy rate

870,000
sq ft under construction

£65.00
per sq ft prime rent

Maxim Vane Percy
Senior Director

GVA successfully advised a UK Fund on the sale of the Freehold ground rent interest in Crystal Wharf, N1.

Investment market – in brief

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Breaking Records?
Central London continues to remain resilient, with over £14 billion of investment volumes recorded for the year to date, defying Brexit by exceeding the same period over the last 11 years. Volumes were in particular boosted by a busy Q3 where we saw over £5 billion of assets trade across Central London, the second largest Q3 investment volume on record. At the end of Q3 there was around £3 billion under offer, to add to over £3 billion currently available in the market. Whilst there remains a small amount of investment stock which continues to drag, we expect to see around £4.5 billion transact by year end, pointing towards a healthy final quarter and potential year-end total of up to £18.5 billion, significantly ahead of the 5 year average of £16.5 billion and potentially line with the record volumes of £18.6 billion we saw in 2013.

The Koreans
London remains the most liquid global office market, dominated by Asian investors, accounting for 59% of transactions since the start of the year. Whilst in previous years the most prolific in this group have been from China and Hong Kong, they have recently been overtaken by South Koreans, who are now the most active investor in the City Market. Following NPS's recent £1.16 billion acquisition of Goldman Sachs' European Headquarters, South Koreans account for a quarter of City transactions for the year, whilst investors from Hong Kong and Singapore respectively accounted for 21% and 9%.

The Europeans
Whilst the Far Eastern investors still dominate the market, we are beginning to see more interest form European investors, who were not particularly active in the early part of the year, but have begun buying again in London. Whilst politically many still can't bring themselves to buy in the wake of Brexit, some more savvy investors continue to target London, given the combination of weaker sterling and London's competitive pricing relative to other European Cities. Key transactions for European investors this quarter include Verde and Cursitor purchased by DEKA, Sixty London purchased by Norges, Farringdon West purchased by HB Reavis and Ponte Gadea's £550 million acquisition of The Adelphi, the largest West End deal since 2010.

Sticky Investment Stock
Whilst the core market remains resilient, larger value add stock and some core investments in fringe markets continue to struggle, with many facing longer marketing periods and some abortive negations, including 95 Queen Victoria Street, 1-5 London Wall Buildings and Palace House. Other investments with shorter WAULTs, medium dated income or binary plays have struggled with interest to include Monument Place, parts of the Amundi Portfolio, 130 Wood Street and 21 Lombard Street. This has driven some investors to withdraw their assets from the market rather than take a hit on price, whilst others have resorted to reducing the price to try to expedite a sale.

Developing London
Whilst the core market has been flooded with stock in recent times, there has been a distinct lack of development opportunities on the market until now. Approximately 3 million sq ft of potential office and mixed use development opportunities have come to the market since the summer, particularly in the fringe markets*. The key driving forces behind this include fear on what Brexit may bring, profit taking, or opportunistic timing, given the robust occupational market and acute shortage of supply across many of these fringe submarkets.

> “Over £14 billion of investment volumes recorded, defying Brexit by exceeding the same period over the last 11 years”

Investment commentary

Transaction volumes

Transaction volumes reached £5.2 billion in Q3 2018, an 11% rise on Q3 last year and a 21% rise on the 5-year average. There were four deals recorded over £200 million making up 48% of the total transaction volume for the quarter. Year-to-date volumes now stand at £14.0 billion, up on the same period for the past 11 years.

West End investment volumes totalled £2.2 billion for Q3 2018 and were up considerably, 51% on last quarter and 36% on the 5-year quarterly average. The large transaction volume for the quarter was due largely to two deals over £200 million at Verde and The Adelphi, which together accounted for 46% of the total transaction volume. The West End market recorded 27 deals for the quarter with an average sale price of £81 million, the highest average since Q1 2009.

By submarket, Covent Garden performed the best with a total transaction volume of £714.6 million in five deals. The largest Covent Garden transaction was the acquisition of The Adelphi by Ponte Gadea for £550 million. Next best performing was Victoria which recorded a transaction volume of £635 million in two deals, although Mayfair exceeded both submarkets by number of deals with six transactions recorded.

In line with previous quarters, the majority of purchasers were overseas investors making up 77% of volumes at £1.2 billion. Domestic investment made up 10% of volumes equating to £227.4 million.

City investment volumes recorded £2.9 billion for the quarter, up 7% on Q3 last year, and 49% on the 5-year average. This was the second largest Q3 on record. Deals over £200 million made up 51% of total volumes during the quarter, made up mostly by the acquisition of Goldman Sachs' new HQ by NPS of South Korea, the largest City transaction since the sale of 20 Fenchurch Street.

Overseas investors made up the majority of investment by purchaser type, acquiring £2.4 billion, 83% of total City volumes. In comparison to previous quarters however, interest from the Far East slowed down, with the exception of South Korea and Singapore. Rather, we see increasing interest from European and North American investors with three of the top five City purchasers for the quarter located outside of Asia.

Yields

Yields remained stable for Q3 2018 at 4.25% in the City and 3.50% in the West End.

KEY STATS THIS QUARTER

£5.2 billion

transaction volumes. 11% rise on Q3 2017 and 21% up on the 5 year average

3.50%

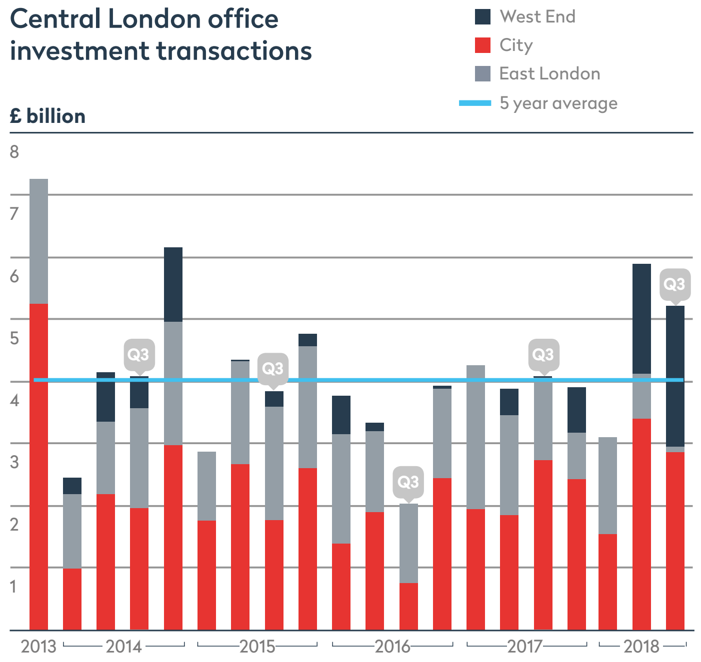
West End prime yield

4.25%

City prime yield

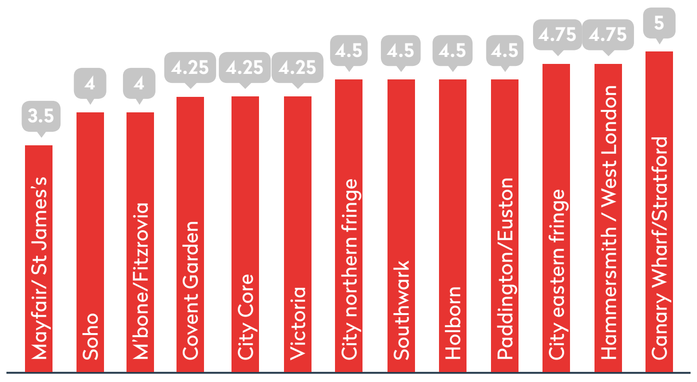
Chris Gore
Head of City Transactions

Central London office investment transactions



Source: GVA / PropertyData

Central London prime office yields



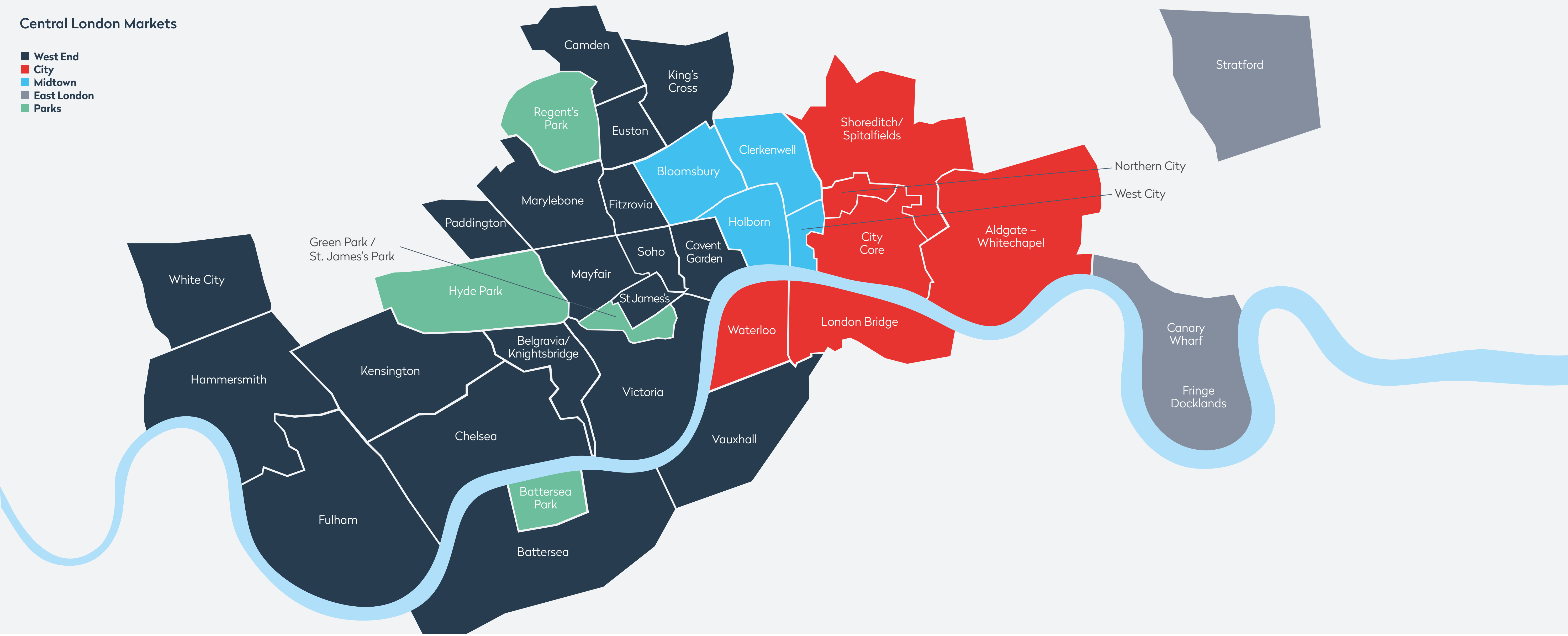
Source: GVA

Central London developments available on market*

Property	Submarket	Sector	Potential Size
The Royal Street, SE1	Waterloo	Mixed use	1,500,000 sq ft
The BT Centre, EC1	City	Offices	527,326 sq ft
330 Grays Inn Road, WC1	Kings Cross	Mixed use	310,366 sq ft
101 Newington Causeway, SE1	Elephant and Castle	Mixed use	341,790 sq ft
25 Lavington Street, SE1	Southwark	Mixed use	227,880 sq ft
The Film House, W1	Soho	Mixed use	110,668 sq ft
Arthur Stanley House, W1	Fitzrovia	Mixed use	81,000 sq ft

Largest investment deals of Q3 2018

Address	Price (£ million)	Yield (%)	Month	Purchaser
Plumtree Court, EC4	1,160	4.17	Aug-18	NPS of Korea
The Adelphi, WC2	550	4.37	Aug-18	Ponte Gadea
Verde, SW1	460	4.50	Sep-18	DEKA Immobilien
60 London, EC1	312.3	3.87	Sep-18	Norges
33 Aldgate High Street, EC3	183	4.96	Sep-18	City Developments



West End	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
Battersea PS	£60.00	24	£15.25	£85.50
Belgravia / Knightsbridge	£92.50	24	£39.50	£142.25
Camden	£60.00	24	£26.75	£97.00
Chelsea	£95.00	22	£37.00	£142.25
Covent Garden	£85.00	24	£30.00	£125.25
Euston	£75.00	24	£27.75	£113.00
Fitzrovia	£82.50	24	£33.75	£126.50
Fulham	£47.50	24	£20.00	£77.75
Hammersmith	£55.00	24	£21.00	£86.25
Kensington	£72.50	22	£44.00	£126.75
King's Cross	£80.00	24	£31.50	£121.75
Mayfair	£115.00	24	£48.75	£174.00
Mayfair/St James's "super-prime"	£170.00	20	£51.00	£231.25
North of Oxford St	£85.00	24	£39.50	£134.75
Paddington	£75.00	24	£26.75	£112.00
Soho	£97.50	24	£41.50	£149.25
St James's	£115.00	24	£46.50	£171.75
Vauxhall	£57.50	24	£15.25	£83.00
Victoria	£77.50	24	£33.50	£121.25
White City	£55.00	24	£8.50	£73.75

City	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
City Core	£67.50	24	£25.75	£103.50
Aldgate/Whitechapel	£57.50	24	£20.00	£87.75
EC3	£67.50	24	£26.50	£104.25
London Bridge	£63.00	24	£26.00	£99.25
Northern City	£65.00	24	£19.75	£95.00
Shoreditch/Spitalfields	£65.00	24	£18.00	£93.25
Waterloo	£67.50	24	£22.75	£100.50

Midtown	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
Bloomsbury	£80.00	24	£30.25	£120.50
Clerkenwell	£67.50	24	£23.25	£101.00
Holborn	£65.00	24	£27.75	£103.00
West City	£67.50	24	£25.75	£103.50

East London	Prime headline rent (£ per sq ft)	Rent free period (months)	Business rates (£ per sq ft)	Total occupancy costs (£ per sq ft)
Canary Wharf	£42.50	24	£12.75	£65.50
Other Docklands	£30.00	24	£10.00	£50.25
Stratford	£45.00	24	£8.50	£63.75

If you'd like to talk to one of our team to discuss property services or any market leading research, please get in touch.

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