



For all enquiries, please contact:

**Patrick O'Keeffe**  
Head of Central London  
Agency and Investment  
pok@gva.co.uk

**Chris Gore**  
Head of City Transactions  
& the European Investment  
Group (EIG)  
chris.gore@gva.co.uk

**Maxim Vane Percy**  
Senior Director  
mvp@gva.co.uk

**Jeremy Prosser**  
Head of City Agency  
jeremy.prosser@gva.co.uk

**Fiona Don**  
Research  
fiona.don@gva.co.uk

# London Offices Costs and Influences

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Autumn 2018



**Healthrow**  
3RD RUNWAY  
CONFIRMED

Headline  
£65.00 psf  
Rent free  
24 months  
Rates  
£27.75 psf

ELIZABETH LINE  
hs2  
OLD OAK  
COMMON

Headline  
£67.50 psf  
Rent free  
24 months  
Rates  
£25.75 psf

Headline  
£80.00 psf  
Rent free  
24 months  
Rates  
£30.25 psf

Headline  
£75.00 psf  
Rent free  
24 months  
Rates  
£26.75 psf

Headline  
£80.00 psf  
Rent free  
24 months  
Rates  
£33.75 psf

Headline  
£85.00 psf  
Rent free  
24 months  
Rates  
£30.00 psf

ELIZABETH LINE  
Autumn 2019  
Delayed

Headline  
£75.00 psf  
Rent free  
24 months  
Rates  
£33.50 psf

GO TO  
BREXIT  
NEGOTIATIONS

CLERKENWELL  
Headline  
£67.50 psf  
Rent free  
24 months  
Rates  
£23.25 psf

EC3  
Headline  
£67.50 psf  
Rent free  
24 months  
Rates  
£26.50 psf

GDPR  
GDPR icon

SOUTHBANK  
Headline  
£67.50 psf  
Rent free  
24 months  
Rates  
£22.75 psf

EUSTON  
Headline  
£75.00 psf  
Rent free  
24 months  
Rates  
£27.75 psf

SHOREDITCH  
Headline  
£65.00 psf  
Rent free  
24 months  
Rates  
£18.00 psf

HAMMERSMITH  
Headline  
£55.00 psf  
Rent free  
24 months  
Rates  
£21.00 psf

NORTHERN  
LINE  
EXTENSION  
NL icon

WHITE CITY  
Headline  
£52.50 psf  
Rent free  
24 months  
Rates  
£8.50 psf

CAMDEN  
Headline  
£57.50 psf  
Rent free  
24 months  
Rates  
£26.75 psf

ALDGATE/  
WHITECHAPEL  
Headline  
£57.50 psf  
Rent free  
24 months  
Rates  
£20.00 psf

MEES  
A B C D E F G  
No lettings  
below E

VAUXHALL  
NINE ELMS  
BATTERSEA  
Headline  
£60.00 psf  
Rent free  
24 months  
Rates  
£15.25 psf

WATERLOO  
Headline  
£67.50 psf  
Rent free  
24 months  
Rates  
£22.75 psf

IFRS 16  
IFRS icon

CANARY  
WHARF  
Headline  
£42.50 psf  
Rent free  
24 months  
Rates  
£12.75 psf

BASE RATE  
INCREASE  
0.75%

STRATFORD  
Headline  
£45.00 psf  
Rent free  
24 months  
Rates  
£8.50 psf

BREXIT  
EXTENSION?  
EU flag icon

"SUPER-PRIME"  
Headline  
£170.00 psf  
Rent free  
18 months  
Rates  
£51.00 psf

50 MILLION SQ FT  
OF TAKE-UP IN  
H1 2018  
Hand icon

**GVA**  
**London Offices Costs and Influences**  
Autumn 2018

The TMT & Creative sector dominates take-up in Q2 2018  
If invested in Blockchain, collect £200

? Serviced offices comprise 18% of all take-up in Q2 2018, competition also remains high for sub 5,000 sq ft units  
• 1:6 occupancy in serviced offices  
• 1:10 occupancy in conventional space for the same price

SOHO  
Headline  
£97.50 psf  
Rent free  
24 months  
Rates  
£41.50 psf

MARYLEBONE  
Headline  
£85.00 psf  
Rent free  
24 months  
Rates  
£39.50 psf

LONDON PLAN  
London map icon

BELGRAVIA/  
KNIGHTSBRIDGE  
Headline  
£90.00 psf  
Rent free  
24 months  
Rates  
£39.50 psf

KINGS CROSS  
Headline  
£80.00 psf  
Rent free  
22 months  
Rates  
£31.50 psf

BLOCKCHAIN  
Blockchain icon

MAYFAIR &  
ST JAMES'S  
Headline  
£112.50 psf  
Rent free  
24 months  
Rates  
£48.75 psf

SHORTENING  
LEASE TERMS  
Shortening icon

"SUPER-PRIME"  
Headline  
£170.00 psf  
Rent free  
18 months  
Rates  
£51.00 psf

50 MILLION SQ FT  
OF TAKE-UP IN  
H1 2018  
Hand icon