



RESEARCH & FORECASTING UK

SOUTH EAST OFFICES SNAPSHOT

THAMES VALLEY

AVAILABILITY ↓

TAKE-UP ↑

RENTS ↑

NORTH M25

AVAILABILITY ↓

TAKE-UP ↑

RENTS →

SOUTH M25

AVAILABILITY ↑

TAKE-UP ↓

RENTS →

SOUTH EAST PRIME RENTS
OCTOBER 2011 (PSF)

BRACKNELL	- £18.50
CHISWICK	- £38.50
CRAWLEY/GATWICK	- £20.00
CROYDON	- £20.00
HAMMERSMITH	- £32.00
HEATHROW (STOCKLEY)	- £27.50
HEMEL HEMPSTEAD	- £17.50
HIGH WYCOMBE	- £19.00
KINGSTON	- £18.50
MAIDENHEAD	- £29.00
MILTON KEYNES	- £21.00
READING	- £30.00
RICHMOND	- £28.50
SLOUGH	- £21.00
ST ALBANS	- £21.50
STAINES	- £28.00
UXBRIDGE	- £28.00
WATFORD	- £20.00
WIMBLEDON	- £31.00
WOKING	- £24.00

SOUTH EAST OFFICES AVAILABILITY – OCTOBER 2011

THAMES VALLEY			
Size range	Units	% of total sq ft	Quarterly % growth
< 5,000 sq ft	545	12.1%	-4.2%
5,001 – 10,000 sq ft	128	9.5%	0.9%
10,001 – 20,000 sq ft	107	16.2%	-7.0%
20,001 – 50,000 sq ft	103	33.9%	-5.2%
50,001 – 100,000 sq ft	25	18.3%	2.2%
100,001 sq ft plus	8	10.0%	-0.6%

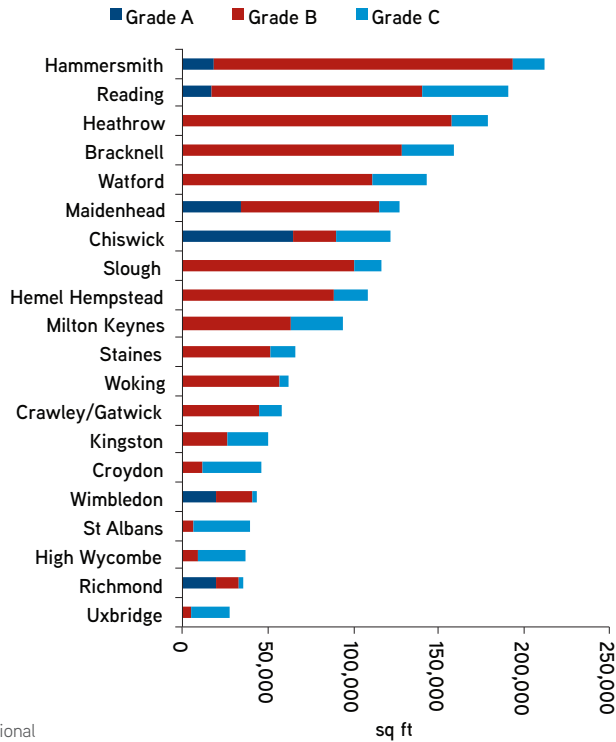
SOUTH M25			
Size range	Units	% of total sq ft	Quarterly % growth
< 5,000 sq ft	627	17.0%	3.9%
5,001 – 10,000 sq ft	126	10.0%	-16.0%
10,001 – 20,000 sq ft	96	18.8%	7.1%
20,001 – 50,000 sq ft	76	33.4%	-2.7%
50,001 – 100,000 sq ft	15	12.7%	45.8%
100,001 sq ft plus	4	8.1%	0.0%

NORTH M25			
Size range	Units	% of total sq ft	Quarterly % growth
< 5,000 sq ft	481	19.0%	-1.5%
5,001 – 10,000 sq ft	100	13.8%	-6.1%
10,001 – 20,000 sq ft	89	23.9%	-7.0%
20,001 – 50,000 sq ft	44	26.3%	2.8%
50,001 – 100,000 sq ft	10	14.5%	1.1%
100,001 sq ft plus	1	2.5%	-52.5%

Market highlights

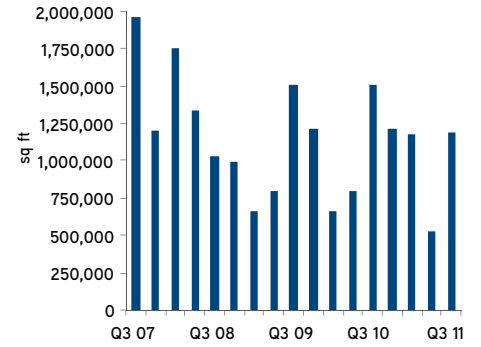
- Total M25 availability fell for the second successive quarter to stand at its lowest level for 12 months. Take-up surged in Q3 2011 rising by over 100% quarter on quarter. Q3 take-up totalled 1.2 million sq ft, which was the highest quarterly take-up since Q4 2010.
- Overall, Thames Valley availability fell by 2% to reach 9.5 million sq ft. This is the lowest level of availability in over two years and represents an annual reduction of 6%.
- The North M25 recorded its highest quarterly take-up since before the onset of the credit crunch with major deals to Iveco (75,000 sq ft) in Watford and SOG (33,000 sq ft) in Hemel Hempstead.
- The technology and media sector continues to drive demand in the South East market, accounting for close to 1 million sq ft of take-up in units over 5,000 sq ft in the year to date.

FIGURE 1: KEY CENTRES OFFICE MARKET TAKE-UP – 2011 TO DATE



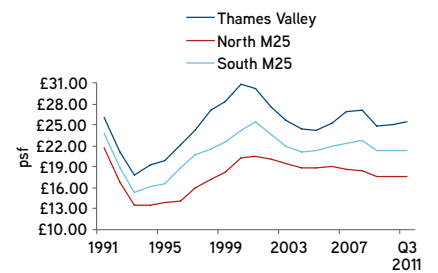
Source: Colliers International

FIGURE 3: SOUTH EAST TAKE-UP



Source: Colliers International

FIGURE 4: SOUTH EAST AVERAGE RENTS



Source: Colliers International

FIGURE 2: SOUTH EAST OFFICE MARKET

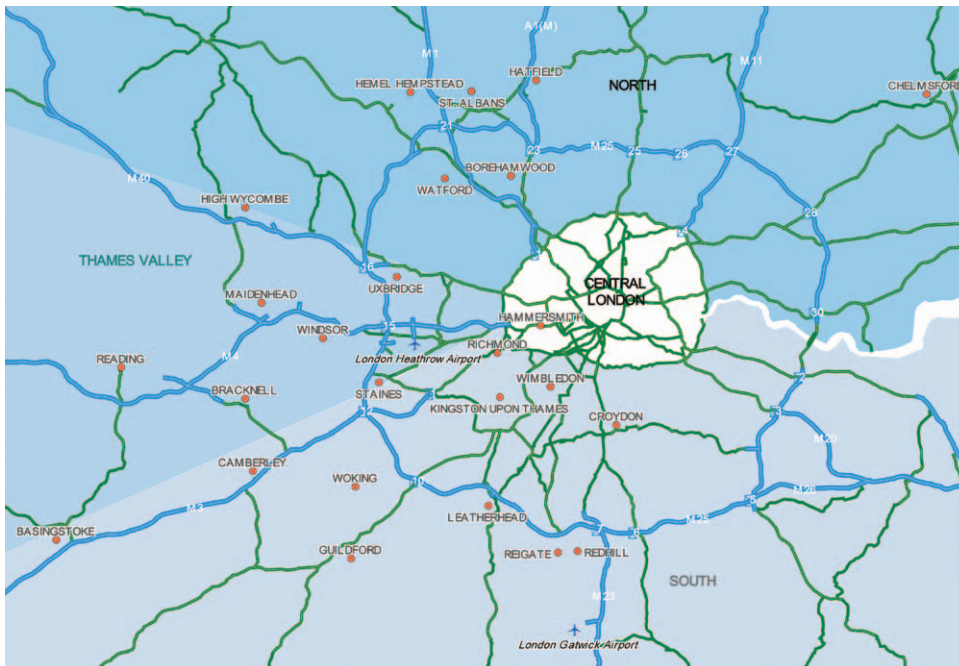
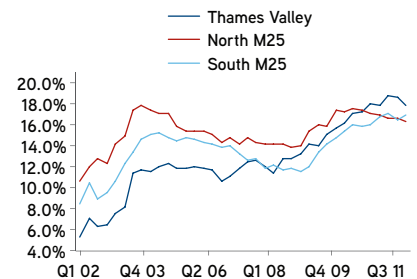


FIGURE 5: SOUTH EAST VACANCY RATES



Source: Colliers International

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