



**PARKER KNIGHTS**

REAL ESTATE

Q1 2023 - NORTH EAST

## OFFICE MARKET UPDATE



INTEL



DATA



FORECAST

**PARKER KNIGHTS**

13 Amethyst Road  
Newcastle Business Park  
NE4 7YL



5,574 SQ FT LETTING AT **PORTLAND HOUSE** TO MILLS & CO WAS THE LARGEST CITY CENTRE LETTING OF Q1 2023



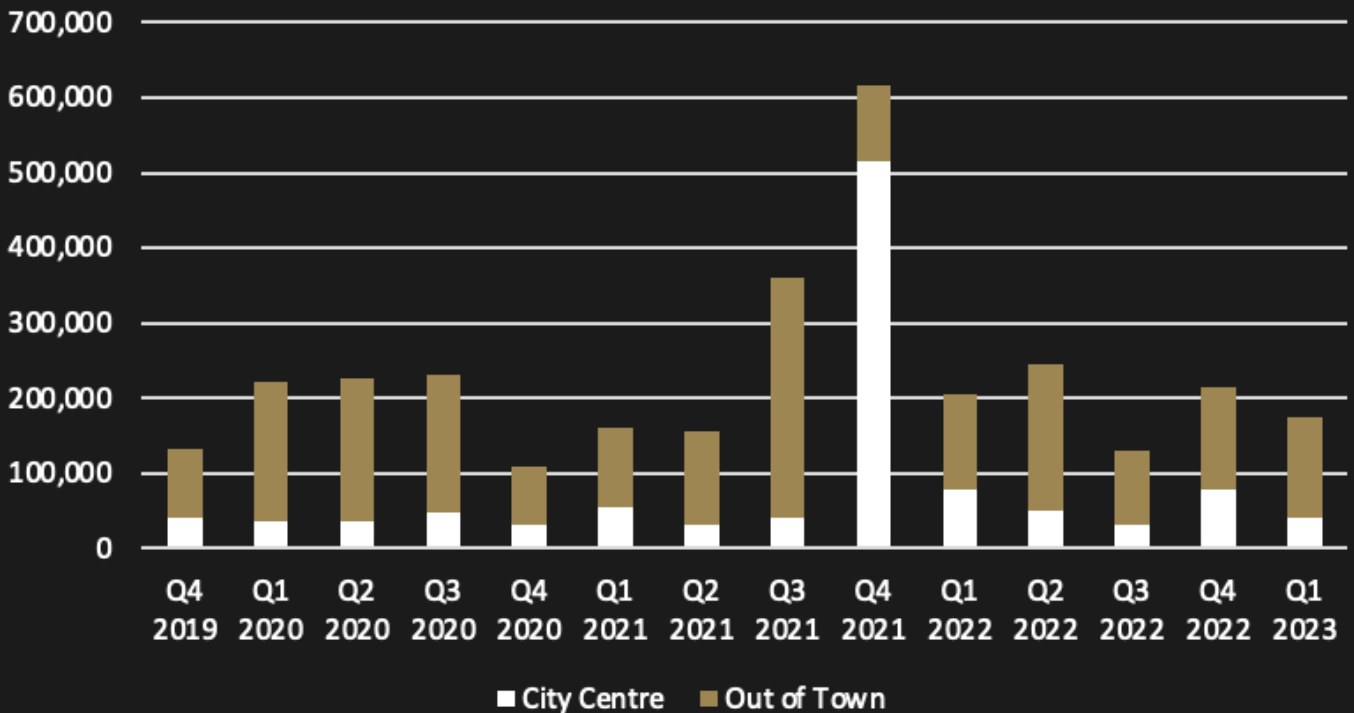
TREND FOR QUARTER 1 - OCCUPIERS RELOCATING WITHIN THEIR EXISTING BUILDINGS. DWF AND SANDERSON WEATHERALL WERE BOTH EXAMPLES OF THIS WHO CONSOLIDATED INTO SMALLER SUITES AT **CENTRAL SQUARE SOUTH**





# Q1 2023

## TOTAL TAKE UP



## KEY DEALS

01

5,574 sq ft letting at Portland House to Mills & Co at £22.00 psf

02

4,500 sq ft letting at One Strawberry Lane to Armstrong Watson at £28.00 psf

03

4,294 sq ft letting at Central Square South to DWF at £24.00 psf

## Q1 2023 SUMMARY

### NORTH EAST TAKE UP

CITY CENTRE: 40,166 SQ FT  
\*Q1 2022: 69,912 SQ FT  
OUT OF TOWN: 138,919 SQ FT  
\*Q1 2022: 127,235 SQ FT

### MOST ACTIVE SECTOR

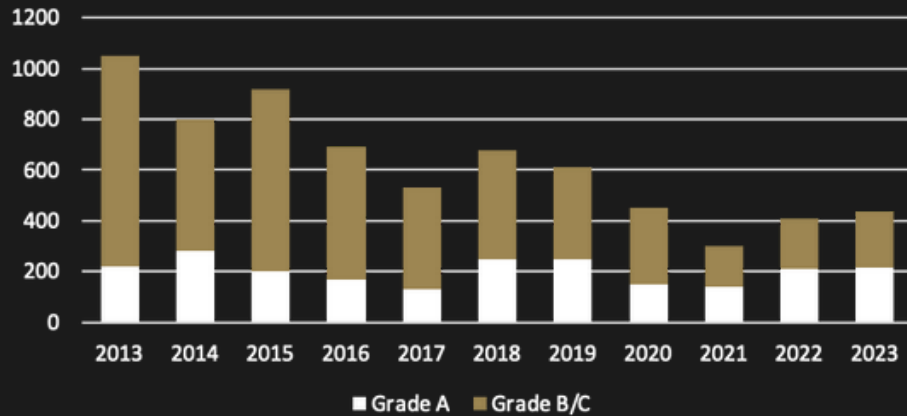
PROFESSIONAL SERVICES

### NUMBER OF DEALS

CITY CENTRE: 15  
\*2021: 12  
OUT OF TOWN: 31  
\*2021: 37

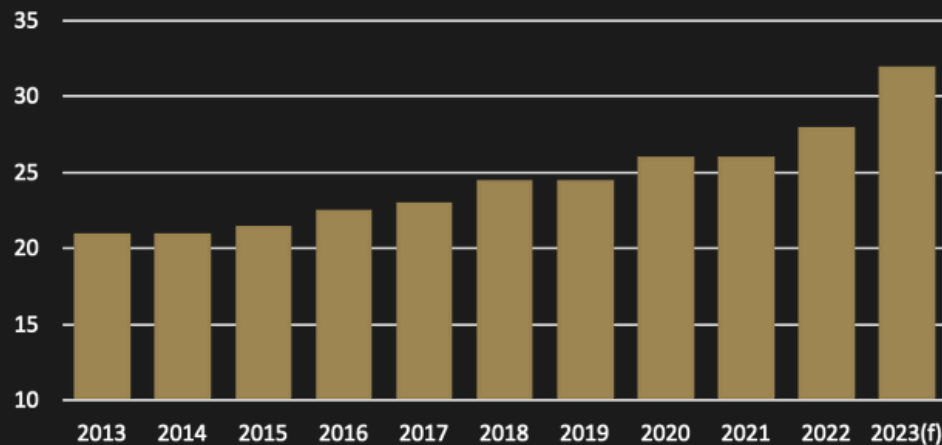
# SUPPLY

Availability (000 sq ft)



# PRIME HEADLINE RENT

Prime Headline Rent



## UNDER CONSTRUCTION



The only speculative development set to complete in 2023 is Bank House, Pilgrim Place. The building extends to 120,000 sq ft and will increase availability in the short term.

Following this, no office schemes are set to come forward other than those which will require prior commitment from an occupier by way of a pre-let.

Therefore, an opportunity remains for landlords to reposition existing office buildings to meet current demand.

## END OF 2023 FORECAST

£32.00 PSF

## PRIME OFFICE YIELD

6.5%

# PARKER KNIGHTS

REAL ESTATE



## AGENT DETAILS

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