



**PARKER KNIGHTS**

REAL ESTATE

Q4 2025 - NORTH EAST

## OFFICE MARKET UPDATE



INTEL



DATA



FORECAST

0191 649 8924

[www.parkerknights.co.uk](http://www.parkerknights.co.uk)





27,152 SQ FT LETTING AT **THE SPARK**, NEWCASTLE TO  
**ARDEN UNIVERSITY** AT £30.00 PSF

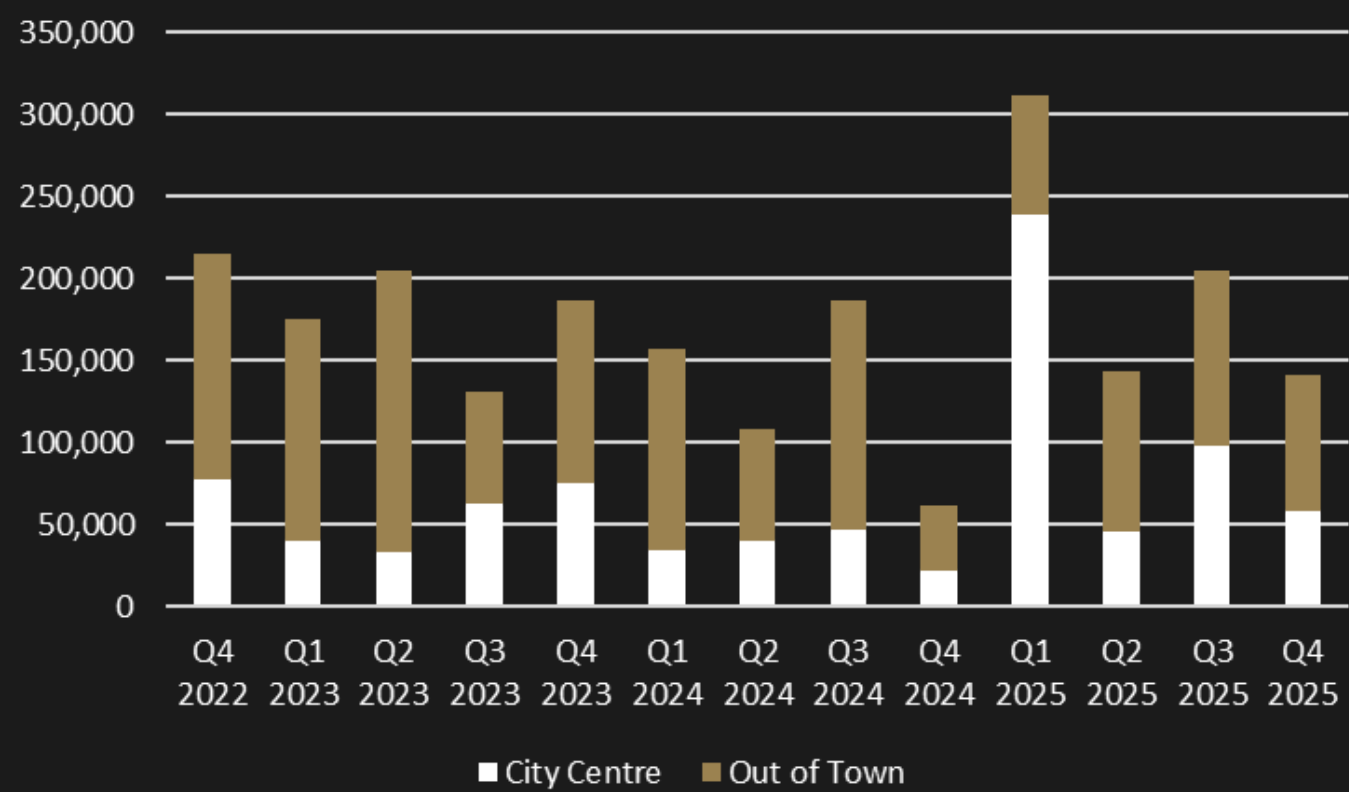


14,000 SQ FT LETTING AT **ONE TRINITY GARDENS**, NEWCASTLE  
TO **HUBEXO** AT A CONFIDENTIAL RENT



# Q4 2025

## TOTAL TAKE UP



## OTHER KEY DEALS

- 01

Wellbar Central - 5,393 sq ft letting to Thompson Solicitors at £29.50 psf
- 02

Beaumont House, Darlington - 6,049 sq ft letting to Broadstone at £16.55 psf
- 03

Q11, Quorum Business Park - 4,392 sq ft letting to Systems for Dentists at £16.50 psf

## Q4 2025 SUMMARY

### NORTH EAST TAKE UP

CITY CENTRE:	57,876 SQ FT
*Q4 2024:	46,598 SQ FT
OUT OF TOWN:	83,420 SQ FT
*Q4 2024:	139,997 SQ FT

### AVERAGE DEAL SIZE

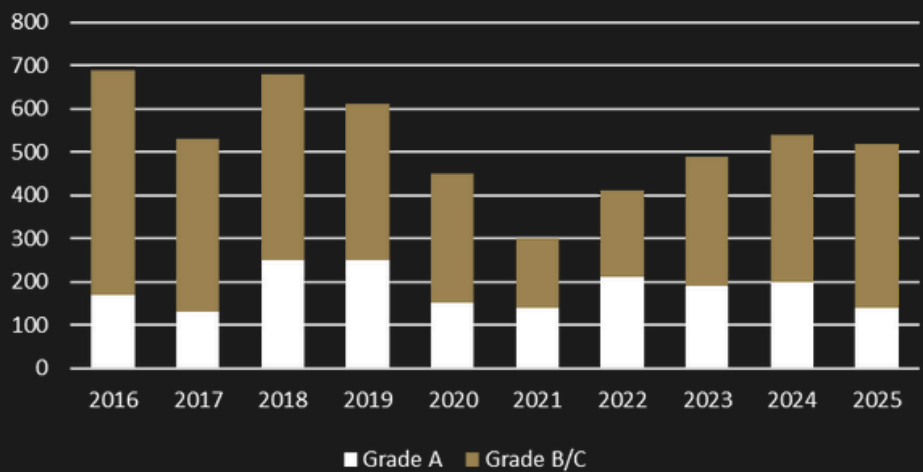
CITY CENTRE:	7,234 SQ FT
*Q4 2024:	4,659 SQ FT
OUT OF TOWN:	2,876 SQ FT
*Q4 2024:	4,999 SQ FT

### NUMBER OF DEALS

CITY CENTRE:	8
*Q4 2024:	9
OUT OF TOWN:	29
*Q4 2024:	19

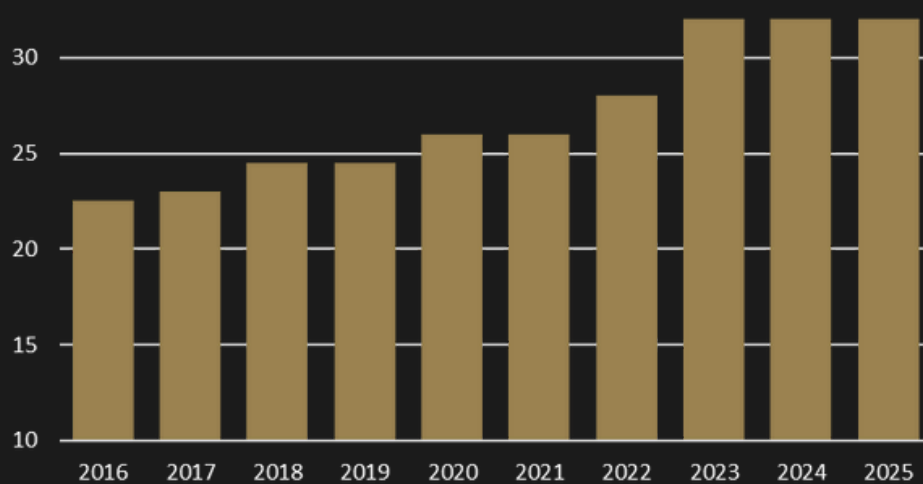
# SUPPLY

Availability (000 sq ft)

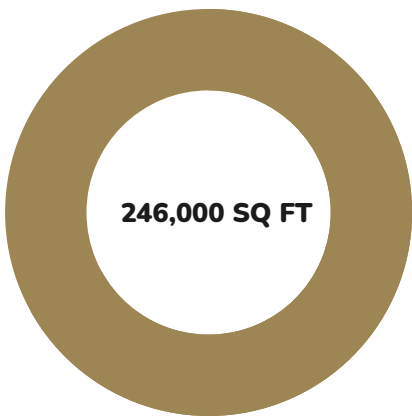


# PRIME HEADLINE RENT

Prime Headline Rent



## NORTH EAST UNDER CONSTRUCTION



Following the completion of Bank House and successful 173,245 sq ft pre-let of 1 Pilgrim Place to DWP, 2 Pilgrim Place is now on site and due to complete by 2027 providing a further 96,357 sq ft of Grade A office space.

Elsewhere in the North East, Landid have built 153,000 sq ft of high specification city centre office space at Sunderland Riverside, known as 'Maker & Faber'.

### 2026 FORECAST

£35.00 PSF

### PRIME OFFICE YIELD

9.5%



# PARKER KNIGHTS

REAL ESTATE



## OFFICE AGENTS

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