



PARKER KNIGHTS

REAL ESTATE

Q2 2026 - NORTH EAST

OFFICE MARKET UPDATE



INTEL



DATA



FORECAST

0191 649 8924

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20,185 SQ FT LETTING AT **1 CITYGATE**, NEWCASTLE TO **ARUP**
AT £28.00 PSF

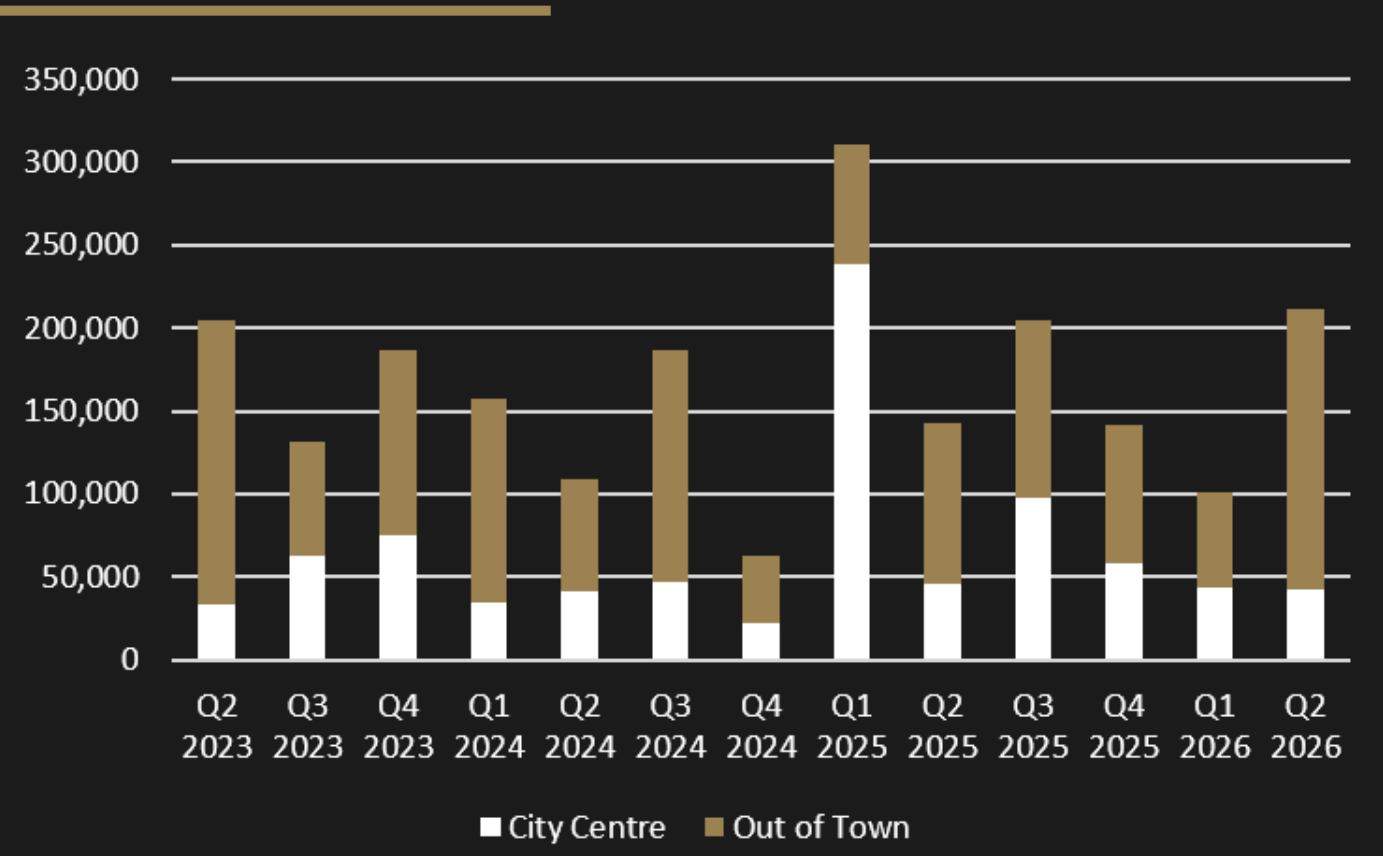


6,738 SQ FT LETTING AT **WELLBAR CENTRAL**, NEWCASTLE TO
HARGREAVES LAND AT £29.50 PSF



Q2 2026

TOTAL TAKE UP



OTHER KEY DEALS

- 01

Cobalt 9, North Tyneside - 102,500 sq ft sale to Northumbria Police at £50.00 psf
- 02

3rd floor, Axis Building, Team Valley, Gateshead - 10,000 sq ft letting to NOV Ltd to £17.15 psf
- 03

Gainsborough House, Newcastle - 2,181 sq ft letting to Clive Owen at confidential rent

Q2 2026 SUMMARY

NORTH EAST TAKE UP

CITY CENTRE: 42,555 SQ FT

*Q2 2025: 45,628 SQ FT

OUT OF TOWN: 168,532 SQ FT

*Q2 2025: 97,576 SQ FT

AVERAGE DEAL SIZE

CITY CENTRE: 3,546 SQ FT

*Q2 2025: 14,924 SQ FT

OUT OF TOWN: 3,001 SQ FT

EXCLUDES SALE OF COBALT 9

*Q2 2025: 3,478 SQ FT

NUMBER OF DEALS

CITY CENTRE: 12

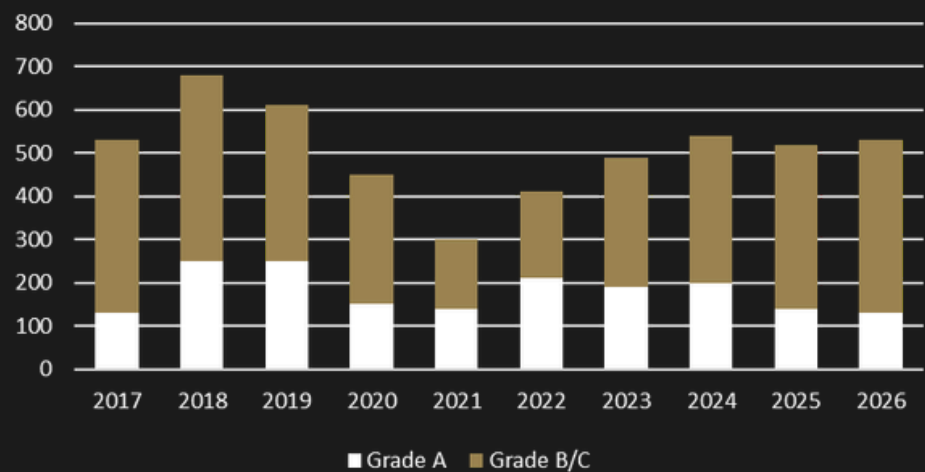
*Q2 2025: 12

OUT OF TOWN: 23

*Q2 2025: 27

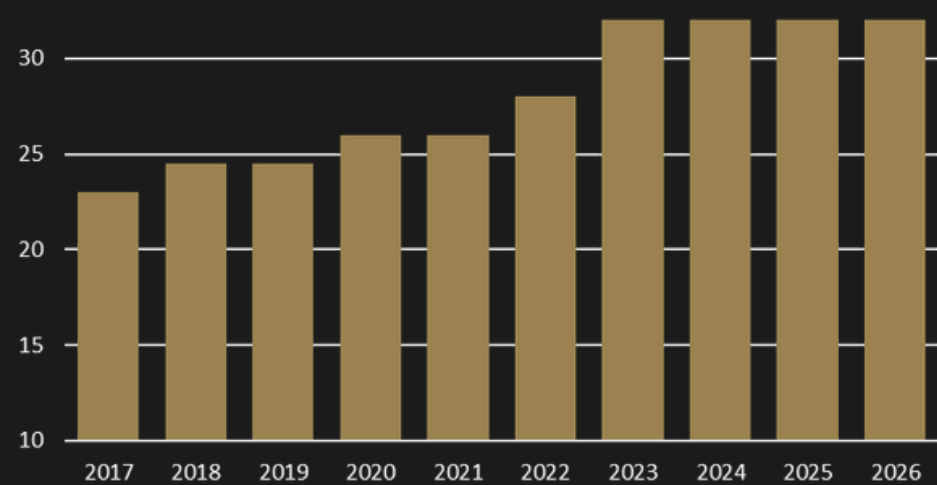
SUPPLY

Availability (000 sq ft)

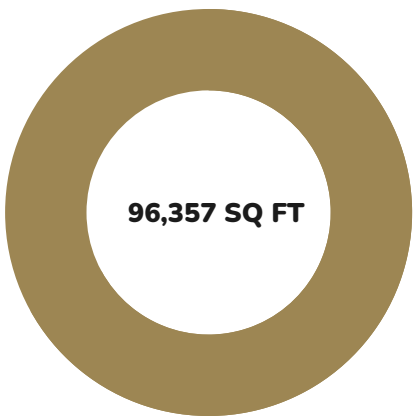


PRIME HEADLINE RENT

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

8.5%

PARKER KNIGHTS

REAL ESTATE



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