

Offices



Rental values as at 1 July 2004

The following tables indicate headline rental values on full repairing terms with no inducements reported by DVs for three types of office accommodation. Where there is no entry the beacon type is not typical within the locality.

Type 1 Town centre location. Self contained suite over 1,000 sq.m in office block erected in last 10 years, good standard of finish with a lift and good quality fittings to common parts. Limited car parking available.

Type 2 As Type 1 but suite size in range of 150sq.m - 400sq.m.

Type 3 Converted former house usually just off town centre. Good quality conversion of Georgian/Victorian or similar house of character. Best quality fittings throughout. Self contained suite in size range 50sq.m - 150sq.m, with central heating and limited car parking.

* Denotes accommodation with air conditioning.

Information on industrial and commercial floor space based on Valuation Office data is available on:

www.planning.odpm.uk/stats.htm

LOCATION	£/m ² /ann	£/m ² /ann	£/m ² /ann
	Type 1	Type 2	Type 3
East of England			
Cambridge	*200	*205	185
Peterborough	120	135	105
Ipswich	80	80	75
Norwich	*140	*150	*95
Bedford	75	85	70
Stevenage	*170	*210	*140
Watford	*210	*175	160
Chelmsford	*175	175	160
Colchester	110	110	122
East Midlands			
Lincoln	100	90	80
Mansfield		90	75
Nottingham	*140	*150	*100
Derby	*83	*95	*105
Leicester	*140	*100	100
Northampton (type 1 and 2 edge of town)	*140	140	135
North East			
Newcastle upon Tyne	*215	*200	75
Northumberland (Morpeth)			54
Sunderland	80	80	55
Middlesbrough		75	58
Durham	130	125	100
Teesdale (see below)	*155	160	
<i>Type 1 and 2 are out of town at Thornaby, Middlesbrough</i>			
North West/Merseyside			
Bolton	100	120	100
Manchester	*235	*255	180
Oldham	80	100	70
Altrincham	155	180	150
Stockport	100	110	
Blackburn	90	100	90
Lancaster			85
Preston			95
Chester	*140	*150	100
Wilmslow	*160	*170	120
Warrington	150	150	80
Wigan	90	100	70
Carlisle		*90	*70
Kendal	120	120	70
Liverpool	*120	130	120

Offices



LOCATION	£/m ² /ann Type 1	£/m ² /ann Type 2	£/m ² /ann Type 3
South East			
Crawley	*265	*280	
Brighton (new location)	*180	*180	100
Canterbury	75	90	95
Chatham Town		135	63
Tunbridge Wells	150	*180	140
Guildford	*265	*265	175
Reigate	*225	*235	170
Milton Keynes	*120	*140	
Oxford	*185	*195	195
Reading	*225	*235	135
Basingstoke	*160	*160	110
Portsmouth	*120	*145	85
Southampton	*230	*240	150
South West			
Bournemouth	120	105	80
Weymouth		90	70
Exeter	155	165	140
Barnstaple	75	80	70
Plymouth	100	110	85
Truro	75	115	110
Taunton	115	130	95
Bath	*220	*220	170
Bristol	*235	*235	220
Gloucester	100	110	70
Swindon	90	100	110
Wales			
Cardiff	155	160	155
Carmarthen		80	85
Merthyr Tydfil	75	85	55
Swansea (Enterprise Park)	105	105	90
Bangor	75	78	65
Newport (Gwent)	120	125	125
Wrexham	90	100	115
West Midlands			
Birmingham (see below)	*275	*275	120
Coventry	108	115	80
West Bromwich	90	95	75
Wolverhampton	93	98	80
Lichfield		140	135
Telford	110	115	80
Hanley		135	110
Solihull	*225	210	125
Redditch	*120	*140	100
Merryhill	115	120	

The values for Birmingham are based on the central business district within the Inner Ring Road.

LOCATION	£/m ² /ann Type 1	£/m ² /ann Type 2	£/m ² /ann Type 3
Yorkshire and the Humber			
Harrogate	140	140	130
York	*155	*170	125
Bradford	120	120	120
Huddersfield	120	120	85
Leeds	*190	*220	175
Doncaster	*135	130	85
Grimsby	100	85	58
Hull	75	75	63
Sheffield	*150	145	115
Wakefield (new location)	145	150	120
Scotland			
Ayr	120	120	105
Dumfries	100		110
Stirling	145	160	120
Glasgow (city centre)	*280	*240	190
Aberdeen	195	195	195
Inverness	110	115	112
Edinburgh	*290	*290	200
Hamilton	140	130	110
Dundee	130	130	70
Inner London			
City Fringe	*300	*300	190
Canary Wharf	*375	*375	
High Holborn	*425	*425	*325
Islington and Hackney	*325	*325	190
London Bridge	*300	*275	210
Hammersmith	*275	*275	
Mayfair	*727	*727	*540
City of London (see below)	*500	*500	250
<i>Type 1 is for space in excess of 1000 sq m built within the last two years</i>			
Outer London			
Romford	135	145	130
Ilford	130	140	130
Finchley Central	*135	*165	155
Brentford	*210	*210	*150
Uxbridge	*240	*240	*160
Sidcup	115	*142	105
Croydon	*200	*220	155
Richmond	*300	*325	300
Northern Ireland			
Belfast	*135	*140	102