

Rental values as at 1 April 2002

The following tables indicate rental values on full repairing terms 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.

** Denotes accommodation with part air conditioning.



LOCATION	£/m ² /ann Type 1	£/m ² /ann Type 2	£/m ² /ann Type 3
East of England			
Cambridge	260	260	215
Peterborough	130	130	110
Ipswich	95	75	75
Norwich	**130	**140	**90
Bedford	70	75	68
Stevenage	*160	*175	*150
Watford	*200	*200	135
Chelmsford	170	180	160
Colchester	110	110	90
East Midlands			
Lincoln	60	65	70
Mansfield		80	60
Nottingham	*140	*155	*100
Derby	*75	*88	*95
Leicester	*140	88	80
Northampton (type 1 edge of town)	*160	118	135
Loughborough	97	86	90
North East			
Newcastle upon Tyne	*175	*175	75
Northumberland (Morpeth)			53
Sunderland	80	80	55
Middlesbrough		75	58
Durham	95	125	100
Teesdale (see below)	*135	*140	
<small>*This is a new brownfield site at Thornaby, Middlesbrough</small>			
North West/Merseyside			
Bolton	75	85	90
Manchester	230	250	185
Oldham	80	100	55
Altrincham	155	155	140
Stockport	83	93	
Blackburn	80	85	85
Lancaster	85	95	70
Preston			90
Chester	*110	*120	90
Wilmslow	145	165	125
Warrington	150	150	80
Wigan	90	100	65
Carlisle		*85	*60
Kendal	90	110	70
Liverpool	120	125	90



LOCATION	£/m ² /ann Type 1	£/m ² /ann Type 2	£/m ² /ann Type 3
South East			
Crawley	*250	*265	
Eastbourne	58	62	65
Canterbury	73	80	90
Chatham Town		*135	*63
Tunbridge Wells	155	180	140
Woking	*250	*250	175
Reigate	*295	*280	210
Worthing	105	115	95
Milton Keynes	*130	*131	
Oxford	130	160	175
Reading	*275	*285	150
Basingstoke	*200	*165	100
Portsmouth	105	110	65
Southampton	*200	*220	140
Newport (IOW)		0	0
South West			
Bournemouth	110	95	72
Weymouth		85	60
Exeter	130	140	120
Barnstaple	70	75	65
Plymouth	110	115	85
Truro	60	90	85
Taunton	115	120	80
Bath	*230	*230	200
Bristol	*225	*225	150
Gloucester	95	100	70
Swindon	80	93	105
Wales			
Cardiff	140	150	145
Carmarthen		70	85
Merthyr Tydfil	80	85	55
Swansea (town centre)	55	65	75
Swansea (Enterprise Park)	*107	*107	
Bangor	75	78	63
Newport (Gwent)	90	95	95
Mold	80	85	75
West Midlands			
Birmingham (see below)	*275	275	130
Coventry	108	115	80
West Bromwich	75	75	70
Wolverhampton	110	115	75
Lichfield		140	130
Telford	87	89	75
Hanley		85	90
Solihull	*225	210	125
Redditch	*110	*130	85
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	110	145	90
York	145	145	100
Bradford	113	113	80
Huddersfield	110	100	70
Leeds	*220	*220	160
Doncaster	80	90	75
Grimsby	90	70	65
Hull	70	75	55
Sheffield	*140	*140	110
Scotland			
Ayr	110	120	105
Dumfries			95
Stirling	135	150	110
Glasgow (city centre)	*250	165	140
Aberdeen	190	190	190
Inverness	105	110	107
Edinburgh	*285	*285	210
Hamilton	130	135	110
Dundee	120	110	70
Northern Ireland			
Belfast	129	107	86
Inner London			
City Fringe	*345	*345	200
Canary Wharf	*450	*450	
High Holborn	*570	*570	*445
Islington and Hackney	*375	*375	225
London Bridge	*330	*340	300
Hammersmith	*390	*390	
Mayfair	*850	*850	*525
City of London (see below)	*645	*645	325
<i>Type 1 is for space in excess of 1,000 sq m built within the last two years</i>			
Outer London			
Romford	110	125	125
Ilford	110	125	125
Finchley Central	*180	*200	150
Ealing	*240	*240	*175
Uxbridge	*295	*295	*210
Sidcup	168	168	158
Croydon	*168	*190	120
Wimbledon	*285	*285	220