

Savills reports 10% increase in H1 take-up across the Big 6 regional office markets

2 years ago



The Big 6 regional office markets (Birmingham, Bristol, Edinburgh, Glasgow, Leeds and Manchester) recorded overall H1 city centre take-up of 1.8 million sq ft, up 10% on the same period last year, according to international real estate advisor [Savills](#).

Birmingham (12%), Bristol (70%), Glasgow (50%), and Manchester (29%) all reported double digit growth with Bristol leading the Big 6 followed by Glasgow.

The largest deals this year were BBC taking 84,000 sq ft at Bordesley Street, 90, Typhoo Wharf which completed in Q1 and Cubo taking 59,000 sq ft at No. 1 Spinningfields in Manchester which completed in Q2.

The trend towards high-quality, sustainable office spaces continues to be evident, driven by a growing recognition of the need for higher quality working environments and the long-term benefits of sustainability in the workplace, including improved employee well-being and potential cost savings. 62% of the Big 6 total take-up was for this higher quality space (Prime and Grade A), which typically offer the best in modern amenities and sustainability features. This is 33% higher than the 10 year long term H1 average at 46%.

James Evans, head of national office agency at Savills, says: "These statistics illustrate there is healthy activity in the occupational market. With development viability questionable, these levels of demand will continue to place significant pressure on levels of supply in all markets. This is already resulting in rental growth and limiting options for those occupiers with forthcoming lease events."

Mark Walsh, EMEA Head of Corporate Account Management, Global Occupier Services at Savills, adds:

“The commercial real estate landscape is evolving post-pandemic, with a clear shift in occupier demands. The scarcity of prime office spaces is becoming apparent, influencing both uptake rates and rental prices. Occupiers are now prioritising flexibility, quality, and sustainability in their work environments. This trend suggests that developers who can meet these new standards may find themselves at a competitive advantage, as businesses are willing to hold out for spaces that align with their updated criteria.”