



## Press Release

Date: 4 January 2012  
Pages including this one: 2

---

### **BNP Paribas Real Estate: London office market Q4 statistics**

Take-up in the London office market fell in the fourth quarter of 2011, according to figures released by BNP Paribas Real Estate.

1.8 million sq ft of office space was let in Q4 in the core London markets (West End, Midtown, City and Docklands), a fall of 750,000 sq ft compared to the take-up for Q3. The City market remained subdued with take-up of less than one million sq ft, below the quarterly five year average of 1.3 million sq ft. The figures for Q4 were substantially down on the same period in 2010 which saw office transactions totalling 4.18 million sq ft.

Despite the lack of market activity, prime rents across the capital remained stable having increased steadily over the past twelve months due to the shortage of top quality accommodation.

This is typified in the West End where the market, in terms of transactions, has been weak throughout 2011 but rents have increased during the year due to the lack of supply causing increasing competition for Grade A space. The recently announced pre-let by Great Portland Estates of over 60,000 sq ft at 33 Margaret Street to Savills illustrates the underlying strength of the West End market.

Dan Bayley, Central London managing director at BNP Paribas Real Estate, says: "The shortage of Grade A office accommodation in the West End is an ongoing issue and has caused some occupiers to migrate away to areas that they might not previously have considered.



# BNP PARIBAS REAL ESTATE

“The lack of activity within certain sectors is also noticeable. If you look at the 25 largest deals in the City during Q4, only one transaction involved a pure financial business and there was not a single deal involving a lawyer.

In contrast there was strong demand from the TMT sector, accountants and serviced office providers. The share of take-up in central London by the TMT sector has increased from 11% in 2010 to 16% in 2011. The pre-letting of close to 200,000 sq ft at the Leadenhall Building to Aon was also a sign of confidence in the continuing importance of London to international occupiers.”

## CENTRAL LONDON SUMMARY STATS Q4 2011

	Q4	Q1	Q2	Q3	Q4	5 year
TAKE-UP (M SQ FT)	2010	2011	2011	2011	2011	avg
West End	0.71	0.74	0.7	0.67	0.5	0.75
City	1.87	1.05	0.87	1.20	0.95	1.3
Midtown	0.31	0.40	0.36	0.31	0.23	0.26
Docklands	1.29	0.02	0.04	0.37	0.124	0.27
<b>Overall central London</b>	<b>4.18</b>	<b>2.21</b>	<b>1.97</b>	<b>2.55</b>	<b>1.8</b>	<b>2.58</b>

	Q4	Q1	Q2	Q3	Q4
PRIME RENT (£/SQ FT)	2010	2011	2011	2011	2011
West End	90.00	92.50	100.00	100.00	100
City	53.50	54.50	54.50	54.50	54.50
Midtown	50.00	50.00	50.00	52.50	52.50
Docklands	36.50	36.50	37.50	37.50	37.50

-ends-

---

### About BNP Paribas Real Estate

BNP Paribas Real Estate is a leading international real estate provider, and the 2<sup>nd</sup> player in Europe, in terms of results. It offers to its clients a comprehensive range of services that span the entire real estate lifecycle: property development, transaction, consulting, valuation, property management and investment management.

BNP Paribas Real Estate has local expertise on a global scale through its presence in 30 countries (15 wholly owned subsidiaries) across Europe, India and Middle East with 3,300 employees in about 150 offices. BNP Paribas Real Estate is a subsidiary of BNP Paribas, one of the world's six strongest banks in the world according to Standard & Poor's (rated AA- by Standard & Poor's i.e. 3rd rating level on a scale of 22).

For more information: [www.realestate.bnpparibas.com](http://www.realestate.bnpparibas.com)

**Real Estate for a changing world**

**Press contacts: Laura Gibson, +44 (0) 7595673610, [andrew@revolution-pr.co.uk](mailto:andrew@revolution-pr.co.uk)**

---