

Q4 HIGHLIGHTS



£1.63bn
invested in Q4 2021



48
transactions
(36 in Q3)



4.81m sq ft
of office space
traded

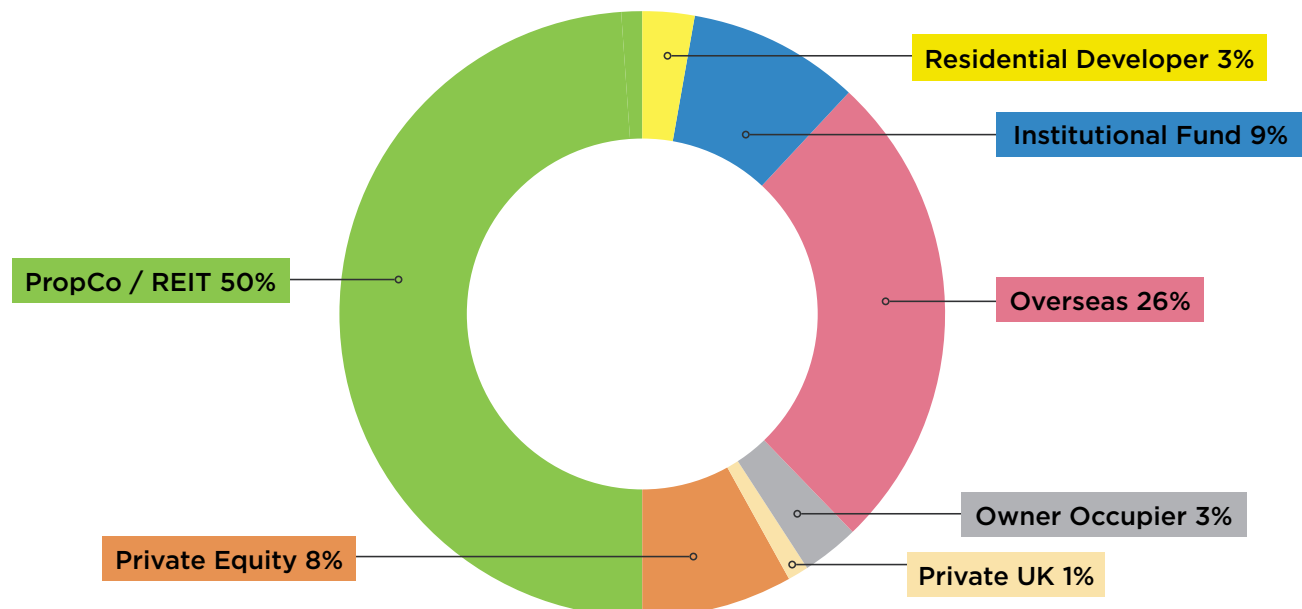


65%
increase on
Q3 2021
transactions

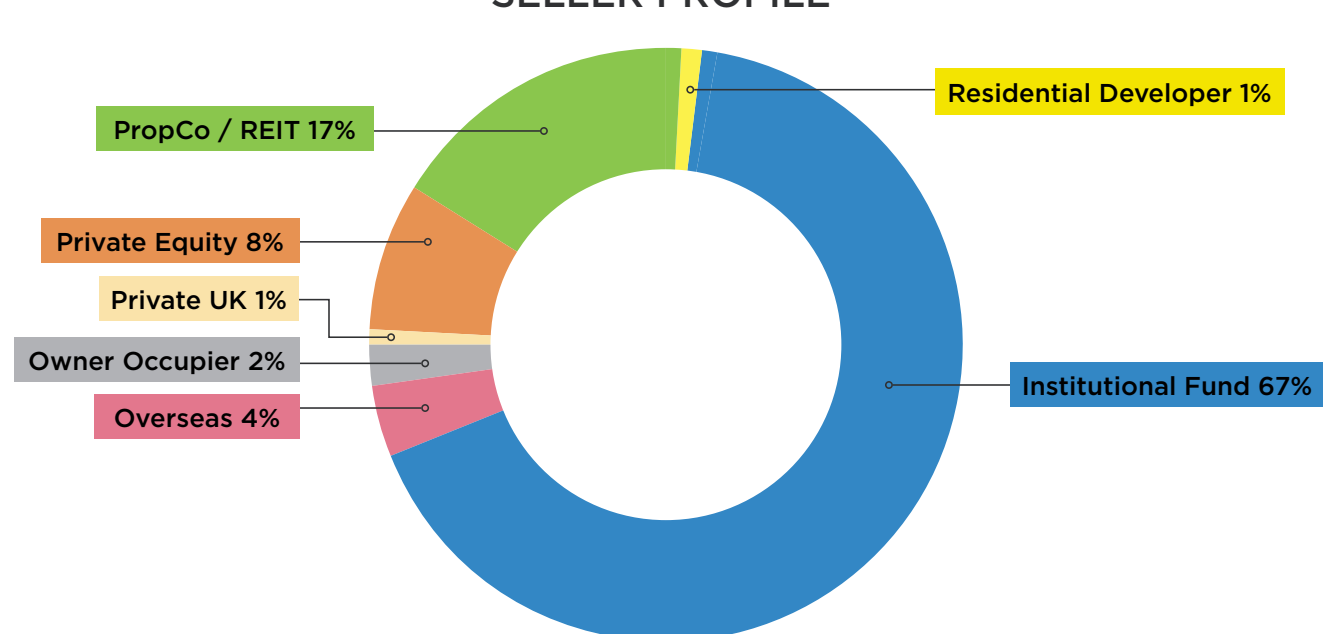


45%
increase on
Q4 2020
transactions

BUYER PROFILE



SELLER PROFILE



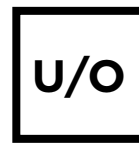
WHAT'S IN STORE FOR Q1 2022



£107m / 247k sq ft
exchanged in
Q1 2022



41 office investments
on the market
(£761m based on the
asking price)

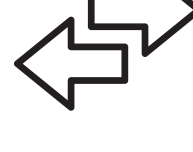


currently approx
£384m
under offer

SOUTH EAST OFFICE INVESTMENT Q4 2021



£347m / 21%
Invested in Oxford, Cambridge /
Life Sciences Sector
in Q4 2021



The top 5 transactions
accounted for 50%
of all Q4 transactional
volume

HEADLINE TRANSACTIONS Q4 2021



Cathedral Square, Guildford

Vendor: Europa Capital
Purchaser: CIM Group
Price: £56.75m / 7.10% / £343 psf



Eton House, Richmond

Vendor: Aviva
Purchaser: Barwood Capital
Price: £12.9m / VP / £394 psf



Bath Road Portfolio, Slough

Vendor: AEW / AustralianSuper
Purchaser: SEGRO
Price: £425m / 4.60% / £443 psf



Interserve House, Twyford

Vendor: Daily Mail Pension Fund
Purchaser: Mountley Group
Price: £3.75m / VP / £154 psf



Pemberton House, Uxbridge

Vendor: M&G
Purchaser: Sidra Capital
Price: £43.65m / 6.91% / £354 psf



Fusion 1, 2 & 3, Solent Business Park, Fareham

Vendor: Columbia Threadneedle
Purchaser: Praxis
Price: £24.5m / 9.07% / £155 psf



Forum, Solent Business Park, Fareham

Vendor: Tristan Capital / Alchemy Asset Management
Purchaser: Kennedy Wilson
Price: £63.35m / 8.50% / £246 psf



Vodafone Data Centre, Bracknell

Vendor: Fiera Real Estate / Deco Capital
Purchaser: Keppel DC REIT
Price: £57m / 3.58% / £600 psf



Churchill House, St Albans

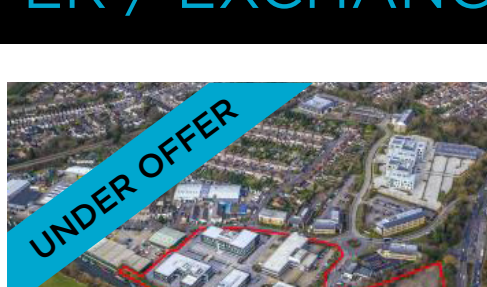
Vendor: Aviva
Purchaser: Clearbell
Price: £13.8m / 6.18% / £489 psf

UNDER OFFER / EXCHANGED Q4 2021



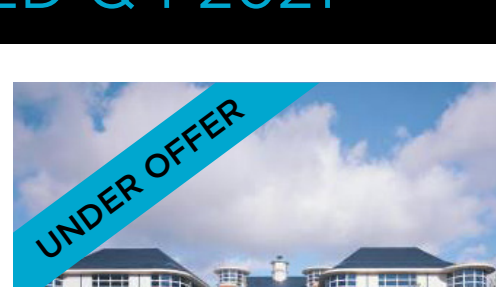
Building 2600, Oxford Business Park

Vendor: Mayfair Capital
Quoting: £44.14m / 4.1% / £539 psf



Weybridge Business Park, Weybridge

Vendor: Aberdeen Standard
Quoting: £30m / £179 psf



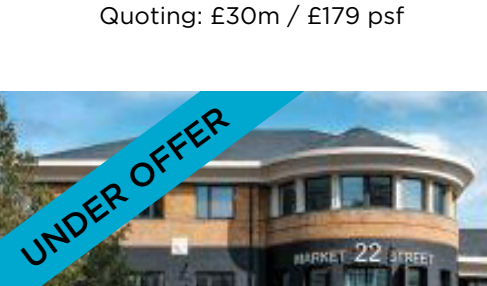
Great Brigham Mead, Reading

Vendor: McKay Securities
Quoting: £20m / VP / £235 psf



Goldvale House, Woking

Vendor: AEW
Quoting: £6m / 8.31% / £284 psf



22 Market Street, Maidenhead

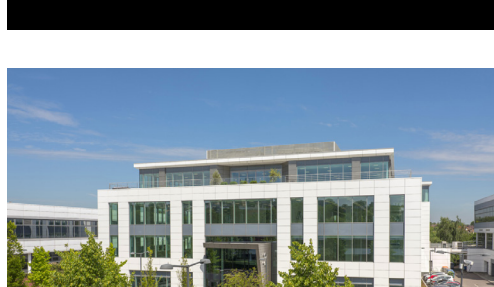
Vendor: Clearbell
Quoting: £10.38m / 6.75% / £460 psf



Unilever, Kingdon Upon Thames

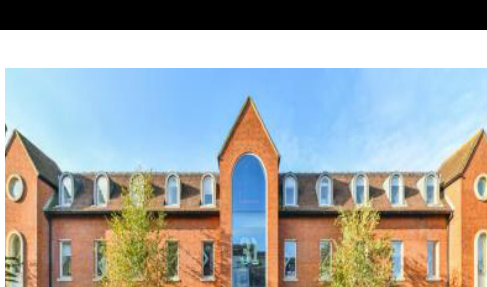
Vendor: NFU / Cube Real Estate
Quoting: £210m / £777 cv psf

ON THE MARKET Q1 2022



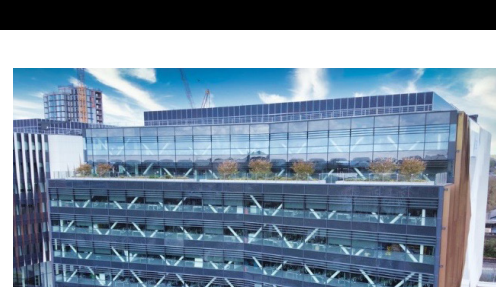
Guildford Business Park, Guildford

Vendor: Benson Capital Management
Quoting: £111m / 6.50% / £456 psf



31 Chertsey Street, Guildford

Vendor: Aberdeen Standard
Quoting: £13.27m / 6.50% / £452 psf



1 Forbury Place, Reading

Vendor: M&G
Quoting: £98.22m / 5.75% / £531 psf

For further information please contact one of the team:

Rob Bray
e: robbray@brayfoxsmith.com
m: 07768 800 280

Rob Cregeen
e: robcregeen@brayfoxsmith.com
m: 07787 157 731

James Archibald
e: jamesarchibald@brayfoxsmith.com
m: 07979 746 791

Scott Helyer
e: scotthelyer@brayfoxsmith.com
m: 07808 479 345

Harvey Veitch
e: harveyveitch@brayfoxsmith.com
m: 07795 103 177