

## Q3 HIGHLIGHTS



**£218m**

traded in Q3 2023 in 20 transactions



**1.179m sq ft**

of office space traded



**c.75%**

of transactions were less than £10m



**4x Owner Occupier deals**

@ £46m



**Institutional Funds**

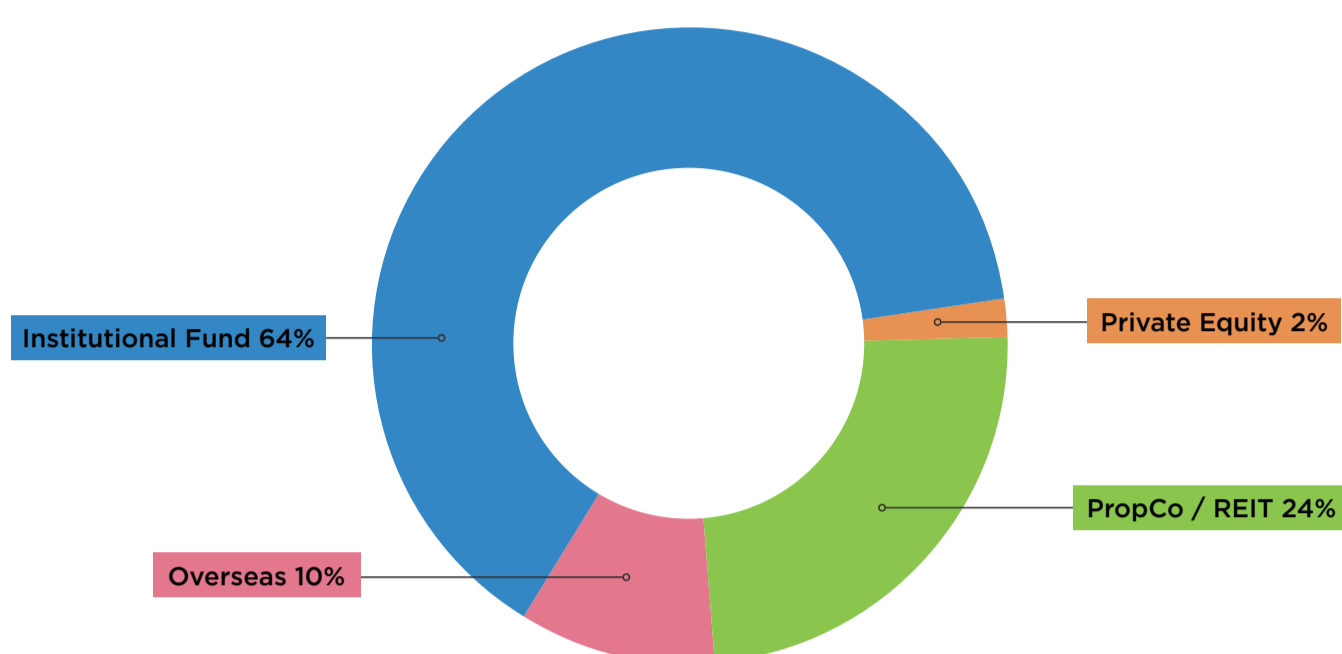
Continue to be the dominant vendors @ 64% of total



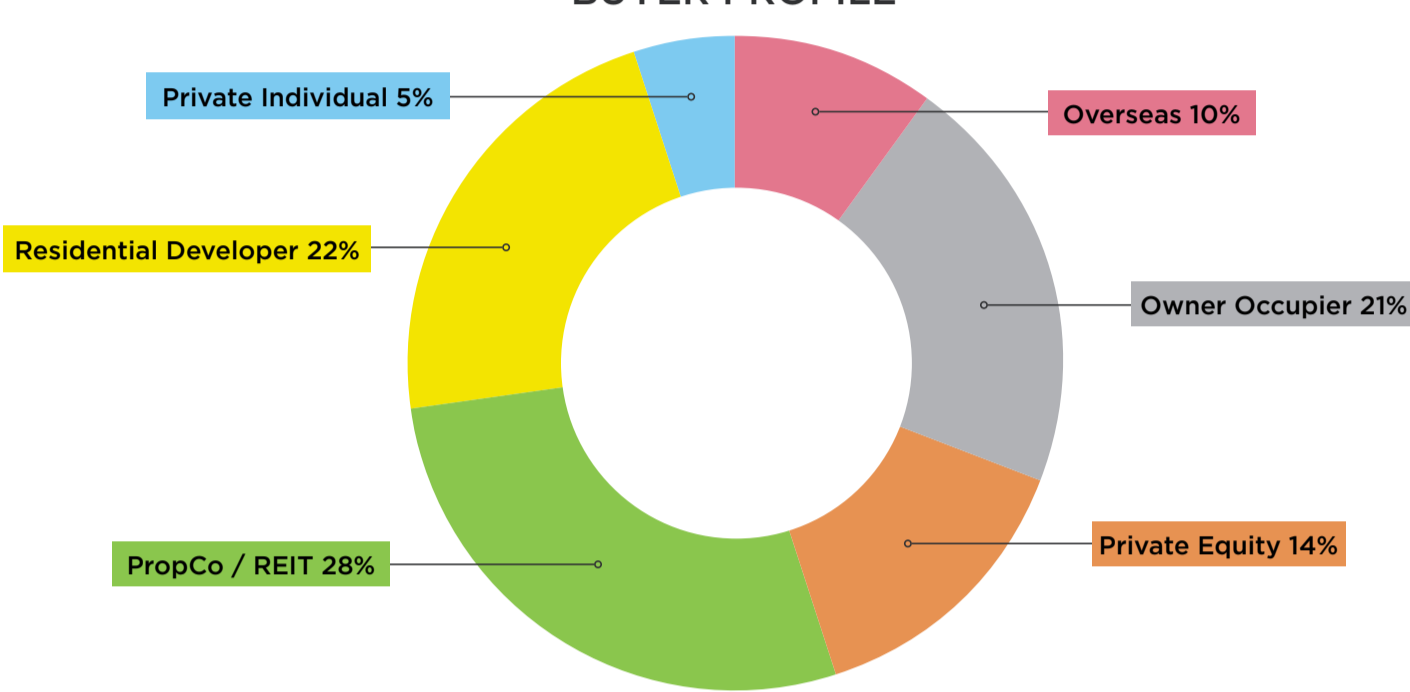
**Average capital value**

continue to fall to £221 psf in Q3 2023

### SELLER PROFILE



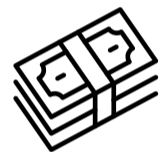
### BUYER PROFILE



## WHAT'S IN STORE FOR Q4 2023



**Further evidence of rebased pricing**



**Valuations need to catch up with the market**



**UK continues to look attractive to overseas investors**

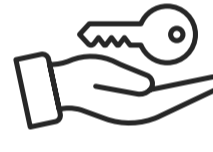


**80 office investments on the market**

(£1.64bn based on the asking price)



**£651m Under Offer**



**Positive activity in occupational market**

## HEADLINE TRANSACTIONS Q3 2023



**Hollywood House, Woking**

Vendor: abrdn

Purchaser: Residential Developer

£6.25m / £113 cv psf



**22 Market Street, Maidenhead**

Vendor: Palace Capital

Purchaser: Soor Capital

£9.6m / 7.28% / £425 cv psf



**KIA HQ, Walton-on-Thames**

Vendor: abrdn

Purchaser: Citibank Private Client

£12.1m / 7.02% / £391 cv psf



**3000 Cathedral Square, Guildford**

Vendor: CIM Group

Purchaser: Petroleum Experts (Owner Occupation)

£22.0m / £491 cv psf

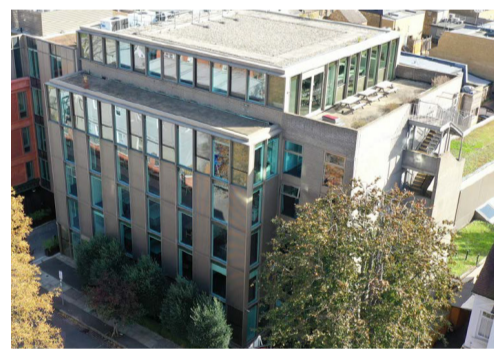


**Liberty House, Hammersmith**

Vendor: APAM/ Britannic

Purchaser: McAleer & Rushe

£48.0m / £584 cv psf



**Mansel Court, Wimbledon**

Vendor: Columbia Threadneedle

Purchaser: Korol Confidential Pricing

## UNDER OFFER Q3 2023



**Kingsmead Business Park, High Wycombe**

Vendor: Delancey

£15.5m / 11.88% / £108 cv psf



**Grove House, Leatherhead**

Vendor: Private

£5.0m / 9.0% / £273 cv psf



**63 Kew Road, Richmond**

Vendor: Columbia Threadneedle

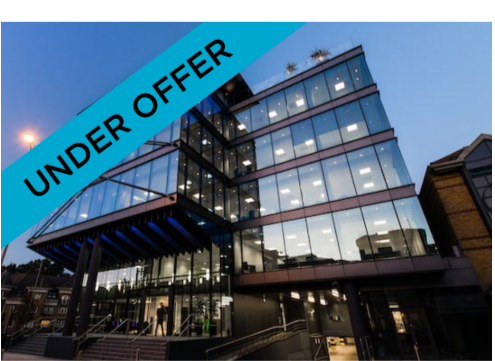
£8.1m / £250 cv psf



**63-77 Victoria Street, St Albans**

Vendor: CCLA

Confidential Pricing



**Victoria Gate, Woking**

Vendor: Woking Borough Council

£22.9m / 8.5% / £357 cv psf



**19 Worpole Road, Wimbledon**

Vendor: Lidl

£9.5m / £198 cv psf

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