

# Cardiff

## Office Market Report Q4/2023

### Year End Round-up

Over the 4th quarter of 2023, total take up of office space across Cardiff amounted to 62,822 sq.ft. This total was made up of 19 deals, only one of which exceeded 10,000 square feet. Average deal size for this quarter was therefore 3,306 sq.ft, a further indication of the trend for smaller transactional sizes across the market in recent times.

As a total for 2023, 89 deals were completed, taking overall take up for the year to 277,222 sq ft. Despite the number of individual deals holding up to similar levels of previous years the low number of larger transactions has served to lower overall volume with only 4 deals exceeding 10,000 sq ft during the year and no single deal over 20,000 sq ft.

The total number of deals were 89 for the year, a 17% reduction on 2022 but with few large lettings and an average deal size of 3,115 sq ft 2023 has been one of the lowest years for take up with only 2021 recording a figure below this during the last 10 years.

Again the out-of-town Business Parks have continued to perform with similar levels of activity to the city centre again this year and in recent years.

With new office development pipeline restricted to John Street (107,000 sq.ft) and several of the cities former office buildings now the target of alternate use applications, there will be a net reduction of total stock. Grade A rents remain at £25 per sq ft but several high quality Grade B refurbishments now pushing this cap there is opportunity to increase rents, especially a "grey space" sub-let option diminish this year.

The trend for smaller lettings continues as occupiers balance their office size to flexible working practices of staff, which in part

accounts for the absence of larger lettings during 2023.

We foresee the market to remain focused on high quality space as occupiers increasingly prioritising buildings with a range of amenities to encourage greater engagement of staff with their place of work. This will provide opportunities for rental growth in the best examples of these buildings.

We forecast 2024 to bounce back quickly with well over 100,000 sq ft under offer across the City which boads well for the first half of 2024.

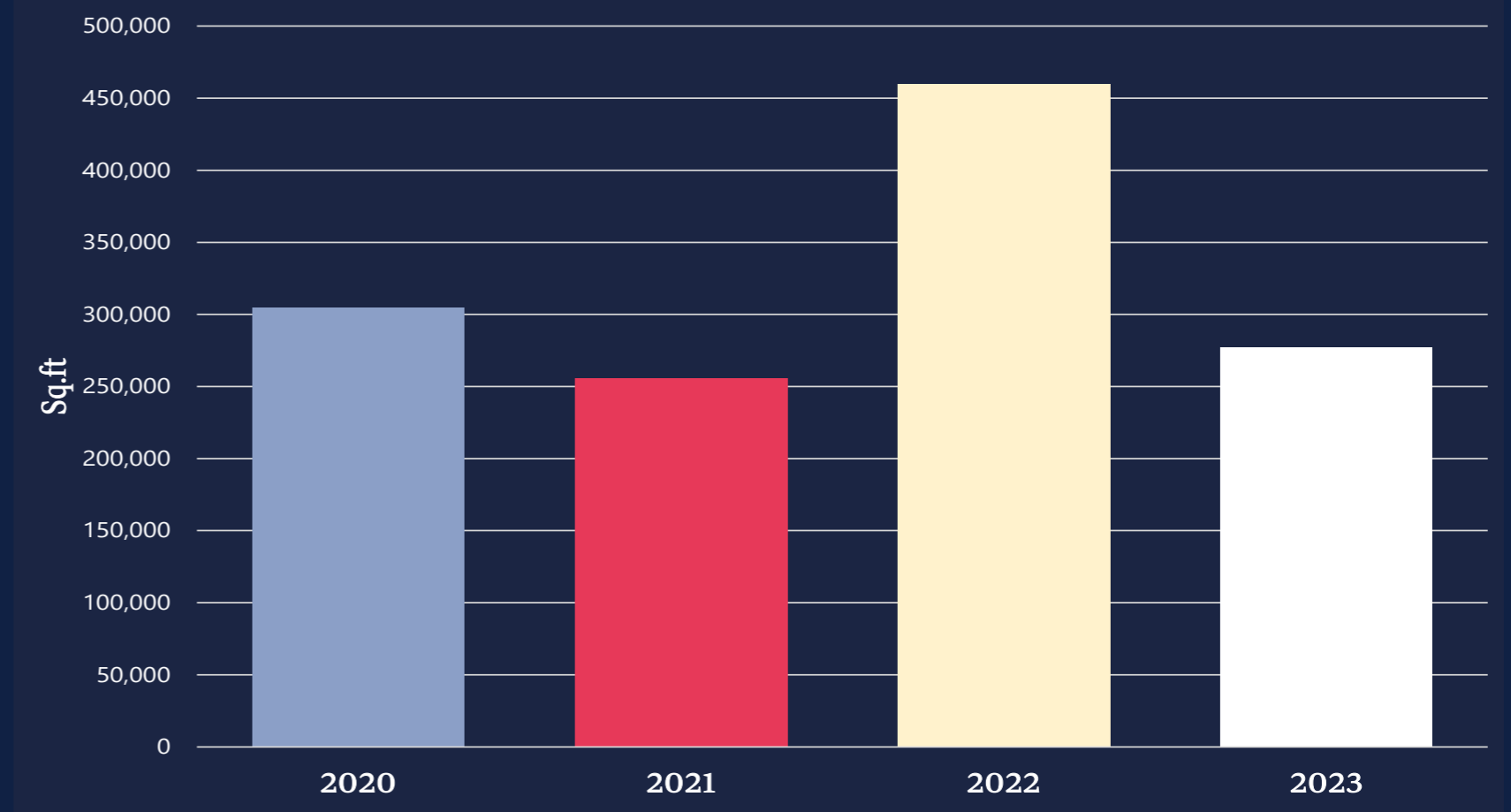


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## OAS Cardiff Take-up 2020-2023



## Total 2023 Office Stats



Total 2023  
Office Takeup  
**277,222 sq.ft**



Total 2023  
Office Deals  
**89**



Average 2023  
Office deal size  
**3,115 sq.ft**

## Q4 2023 Office Take up Stats



Q4 Takeup  
**62,822 sq.ft**



Total Q4 Deals  
**19**



Average Q4 deal size  
**3,306 sq. ft**



Deals in excess of  
10,000 sq.ft Q4  
**1**



Average Out of  
Town deal size  
**4,517 sq. ft**



Average  
City Centre deal size  
**2,513 sq. ft**



Average Bay  
deal size  
**3,524 sq. ft**



Headline Rent  
**£25 per sq. ft**