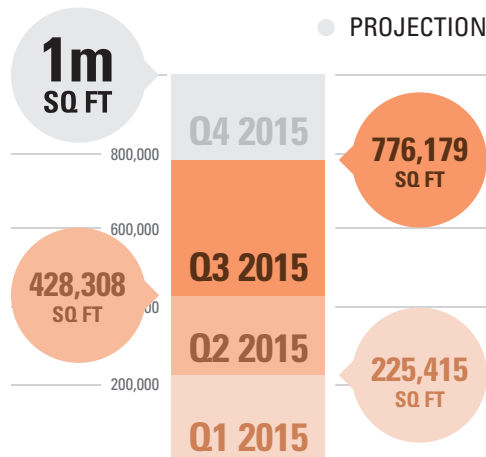


**THE ACUTE LACK OF SUPPLY IN SOUTH BANK IS SUPPRESSING WHAT HAS BEEN CENTRAL LONDON'S FASTEST GROWING MARKET FOR THE LAST TWO YEARS**

**TAKE-UP**

OFFICE TAKE-UP FOR THE 3RD QUARTER WAS 347,871 SQ FT (4TH HIGHEST QUARTERLY TAKE-UP FIGURE IN THE LAST 8 YEARS), INCLUDING BOUYGUES UK'S 146,152 SQ FT LETTING AT BECKETT HOUSE, 1 LAMBETH PALACE ROAD, SE1.

South Bank will comfortably reach the 1m sq ft annual total Take-up we predicted at the end of 2014 - marking a return to similar levels of Take-up seen in 2011 and 2012 rather than the last two years when Take-up comfortably exceeded 1.6m sq ft for each year.

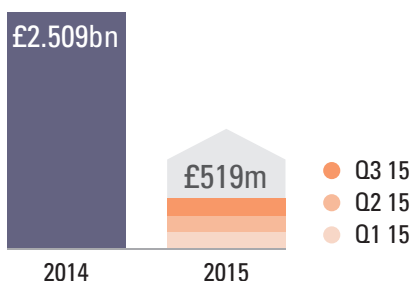


"It comes as no surprise to us that the lack of supply has put the brakes on South Bank Take-up. In the last couple of years the market has been dominated by transactions of large scale buildings, such as The Place, Sea Containers and Bankside 2 & 3, which have accounted for the lion's share of Take-up."

Jules Hind, Leasing & Development

**INVESTMENT**

AT £169M, INVESTMENT IN THE SOUTH BANK WAS DOWN 6% ON THE PREVIOUS QUARTER (£181M), with the running total standing at £519m for the year-to-date. As a result, 2015 will fall some way short of the £2.509bn invested in the South Bank in 2014.



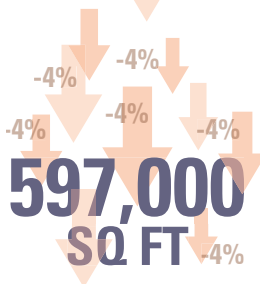
However, Investor appetite from both UK and Overseas investors remains very strong with the volume of transactions being stymied by the limited opportunities to invest.

**RETAIL**

LCR's planning application to Lambeth Council for a 25,000 sq ft leisure scheme within the Leake Street arches (beneath the former Eurostar terminal at Waterloo station) has been approved. The proposed scheme will include eight distinct units, built around London's largest and most popular street art location ('Banksy Tunnel'), that will attract original and exciting restaurant and bar tenants to the area. LCR was advised by Union Street

Partners as development consultants.

**RECORD LOW**



**AVAILABILITY**

SOUTH BANK AVAILABILITY FELL BELOW 600,000 SQ FT FOR THE FIRST TIME ON RECORD, REPRESENTING A 4% DROP ON THE PREVIOUS QUARTER AND A 60% DROP ON THE CORRESPONDING FIGURE 12 MONTHS AGO.

Only 56,635 sq ft of Refurbished space remains across the market. Secondhand supply is under staggering pressure - falling 69% also in the last 12 months.

"South Bank's appeal, when set against the other key Central London markets, is its ability to provide assets with strong growth potential. As asset values have risen in line with the rest of London, growth is now more dependent on rents. We are now entering a period of very low Availability, which will support rental growth going forwards."

Alastair Hilton, Investment

**RENTS**

THE LACK OF AVAILABILITY ALIGNED WITH A SEEMINGLY RELENTLESS DEMAND FROM OCCUPIERS IS DRIVING CONTINUED RENTAL GROWTH ACROSS THE MARKET.

The Shard set a new letting record after securing more than £90 per sq ft with financial IT company, Leonteq Securities for level 26, which topped a series of lettings this Quarter in the 72-storey building.

£90+  
PSF

**NEED MORE  
DETAIL?**

Our full report incorporating detailed transactional data and comprehensive commentary on the overall performance of the South Bank Leasing, Development, Investment and Retail markets is available via our Leadership Team. Please contact us to request your copy and to discuss your interest in more detail.

T 020 7405 4545

TEAM@UNIONSTREETPARTNERS.CO.UK

WWW.UNIONSTREETPARTNERS.CO.UK



# UNION STREET PARTNERS CAN WE HELP YOU?



## SIMON SMITH

Leasing & Development

M 07736 880 316

SS@UNIONSTREETPARTNERS.CO.UK



## RUPERT COWLING

Leasing & Development

M 07736 880 317

RC@UNIONSTREETPARTNERS.CO.UK



## GUY BOWERING

Leasing & Development

M 07831 185 728

GB@UNIONSTREETPARTNERS.CO.UK



## VINCENT CHEUNG

Leasing & Development

M 07736 880 310

VC@UNIONSTREETPARTNERS.CO.UK



## JULES HIND

Leasing & Development

M 07976 839 011

JH@UNIONSTREETPARTNERS.CO.UK



## MARK ANSTEY

Leasing & Development

M 07841 684 901

MA@UNIONSTREETPARTNERS.CO.UK



## NEIL DAVIES

Retail & Leisure

M 07581 004 167

ND@UNIONSTREETPARTNERS.CO.UK



## ALISTAIR SUBBA ROW

Strategic Property Advice

M 07973 841 691

ASR@UNIONSTREETPARTNERS.CO.UK



## MARK FISHER

Investment

M 07899 895 710

MF@UNIONSTREETPARTNERS.CO.UK



## ALASTAIR HILTON

Investment

M 07515 922 350

AH@UNIONSTREETPARTNERS.CO.UK



## ALEX LEWIS

Lease Advisory, Valuation, Rating

M 07931 548 073

AL@UNIONSTREETPARTNERS.CO.UK



## MALCOLM BRACKLEY

Lease Advisory, Valuation, Rating

M 07967 821 210

MB@UNIONSTREETPARTNERS.CO.UK

## NEED MORE DETAIL?

WE WOULD BE HAPPY TO PROVIDE  
YOU WITH THE FULL SOUTH BANK  
MARKET REPORT FOR THE 3RD  
QUARTER 2015.

Our full 16 page report incorporating detailed transactional data and comprehensive commentary on the overall performance of the South Bank Leasing, Development, Investment and Retail markets is available on request.

Please use one of the contact details to the right to request your copy and to discuss your interest in more detail.

### UNION STREET PARTNERS

ONE AMERICA STREET  
LONDON SE1 ONE

T 020 3757 7777

TEAM@UNIONSTREETPARTNERS.CO.UK

[UNIONSTREETPARTNERS.CO.UK](http://UNIONSTREETPARTNERS.CO.UK)

Union Street Partners is a joint venture company between Farebrother and Tuckerman. It provides a specific and bespoke Real Estate service for the South Bank, a market which has undergone an unprecedented transformation and which is now firmly established as one of Central London's most important business districts. The Practice's services include Office and Retail Leasing & Development, Lease Advisory, Business Rates, Valuation and Investment advice.

### WORKING IN PARTNERSHIP



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