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2011 Investment in Midtown set to exceed pre-recession levels

Investment in Midtown office assets rose to £577m in Q3, up 7%, driven by 10% above average occupier take-up and improved liquidity for an increasingly wide-range of Investors. Total annual investment in Midtown to date in 2011 is just under £2bn, its highest annual level since 2007 with a quarter to go and exceeds 2008 and 2009's totals combined. Office take-up reached 583,000 sq ft in Q3, up 5%, to a year-to-date total of 1.84m sq ft.

Alastair Hilton, Head of Investment at Farebrother commented "Total investment transactions in 2011 will end up close to 2007 levels at £2.6bn. Yields are under pressure on better quality assets, but they are increasingly hard to find."

Julian Hind, Head of Leasing, Sales & Development at Farebrother added "We have upped our end-of-year projection for total office take-up to circa 2.4m sq ft. Total, named demand for new and secondhand space remains strong at 4.7m sq ft, up by 300,000 sq ft on Q2."

ENDS

Farebrother

Farebrother is an established, multidisciplinary practice of property advisers and surveyors whose core business is to provide office and retail brokerage, investment, landlord & tenant and management services to occupiers, investors and developers in Central London. A private practice since 1799, three partners have become Lord Mayor of London. The Practice acts for funds, estates, property companies, occupiers and private individuals, including PRUPIM, CBI and City of London.

Midtown

The Midtown market broadly extends to Euston Road in the North, the Thames in the South, Farringdon Street/Road in the East and Trafalgar Square/Tottenham Court Road in the West. Major occupiers include Goldman Sachs, Deloitte and Warner Bros. The proportion of occupiers from creative sectors; fashion, media, internet and IT has increased in recent years, with brands such as Grey London, McCann Erickson, Agent Provocateur and Ben Sherman relocating to Midtown.

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