



Sanderson
Weatherall

LEEDS OFFICE

MARKET UPDATE

Q2 2025



Q2 2025 IN BRIEF

LEEDS CITY CENTRE

84,635 SQ FT SQ FT TAKE UP
(Q2 2024: 99,348 sq ft)

21 DEALS
(Q2 2024: 23 deals)

LEEDS OUT OF TOWN

41,642 SQ FT TAKE UP
(Q2 2024: 46,752 sq ft)

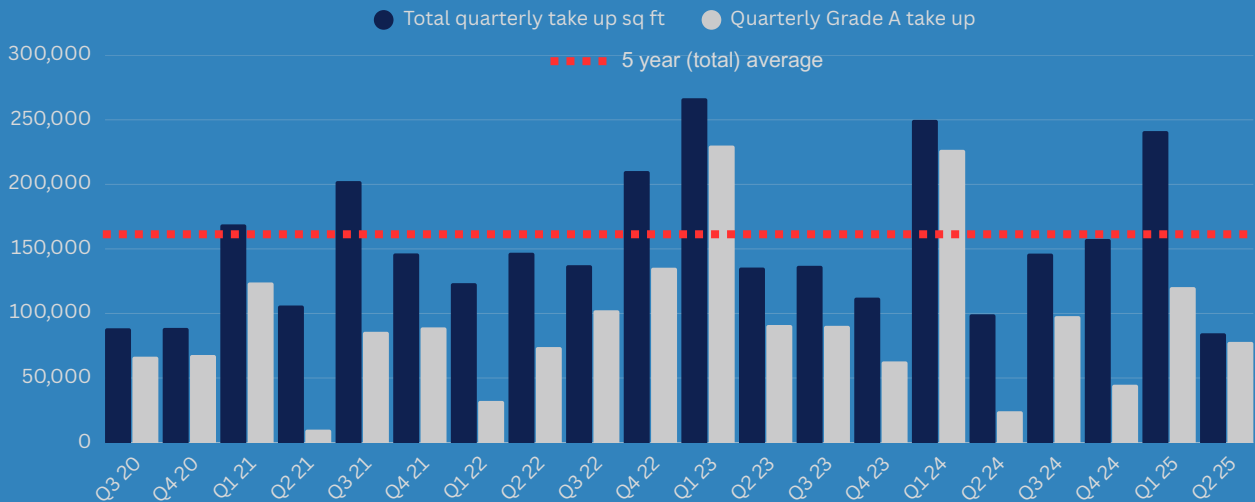
20 DEALS
(Q2 2024: 25 deals)

Key Transactions

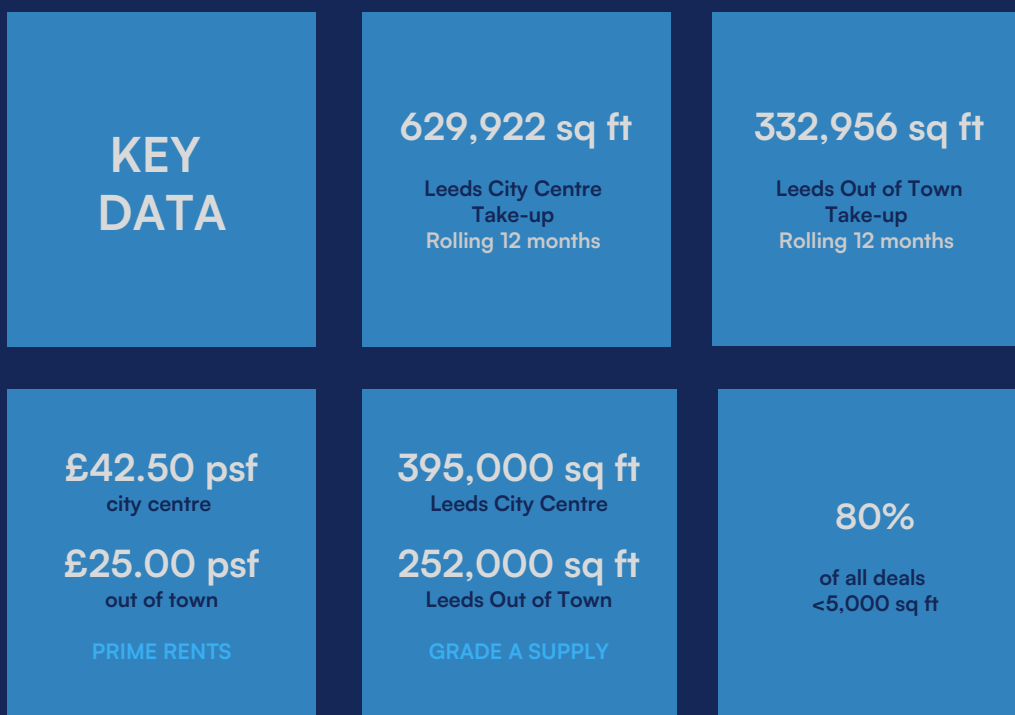
OCCUPIER	SQ FT	PROPERTY	TENURE
JN Bentley	17,124 sq ft	No1 Whitehall Riverside, LS1	Lease
IWG	13,516 sq ft	One Sovereign Quay, LS1	Lease/Management
Harron Homes	10,332 sq ft	Trueman House, Capitol Park, LS27	Lease
HGF	10,047 sq ft	One City Square, LS1	Lease
PKF Littlejohn*	6,548 sq ft	12 King Street, LS1	Lease

*SW Deal

Five Year Leeds City Centre Take Up



Q2 2025



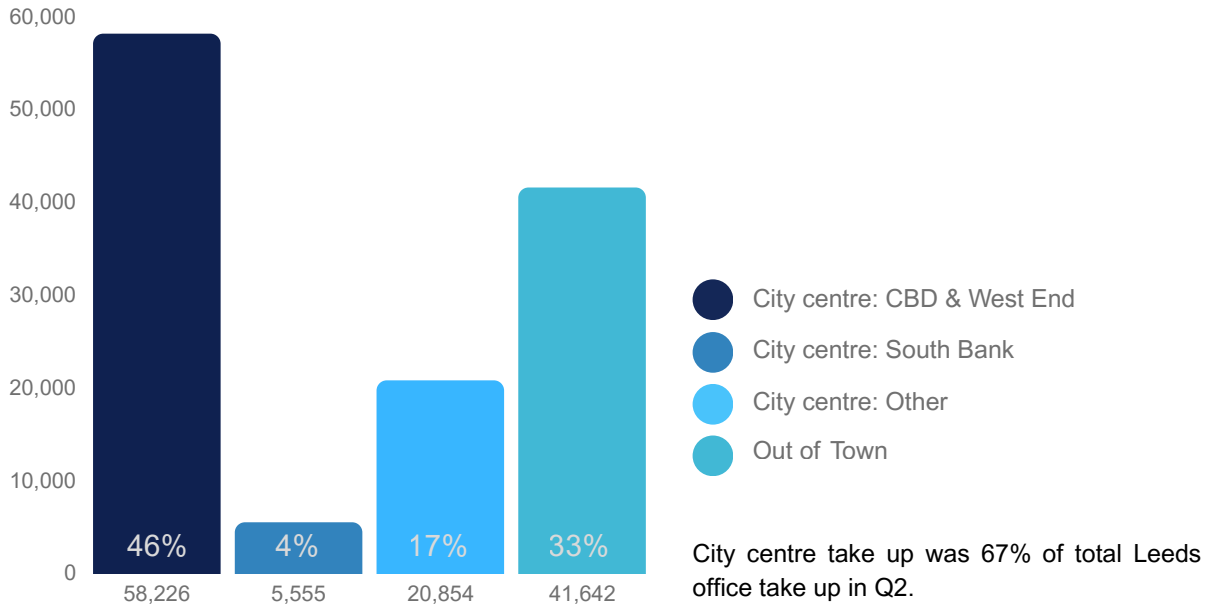
The Leeds market saw a total of 126,277 sq ft of office space transacted in the second quarter of the year.

In the city centre, there were 21 completed transactions totalling 84,635 sq ft and an average deal size of 4,030 sq ft. Take up was down by nearly 15% on the equivalent quarter last year, but at the half year point YTD activity totalled 325,611 sq ft which is broadly in line with the same period in 2024 (349,332 sq ft) and consistent with the long-term average.

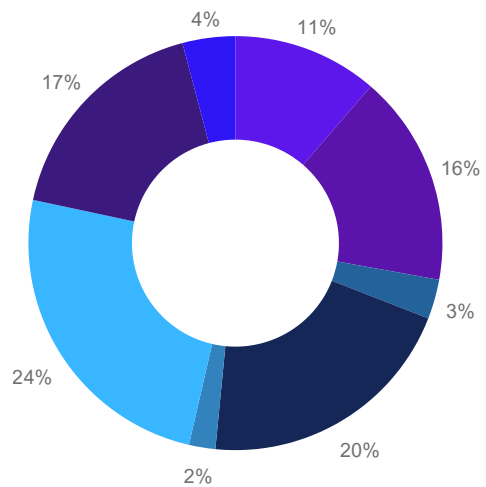
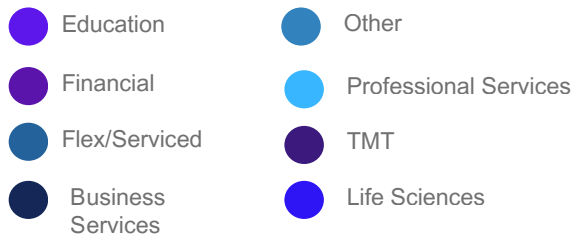
The largest deal of the quarter saw JN Bentley take a single floor of 17,124 sq ft at NFU Mutual's No1 Whitehall Riverside in the West End district of the city centre. Other notable deals included professional services business's HGF and PKF take 10,047 sq ft at One City Square and 6,548 sq ft at 12 King Street respectively.

In the Out of Town market a total of 41,642 sq ft was transacted across 20 deals. This was approx. 11% down on the equivalent quarter last year, but again the year to date position remains positive. The stand out transaction of the quarter in the out of town market was at Capitol Park where Harron Homes signed for 10,339 sq ft.

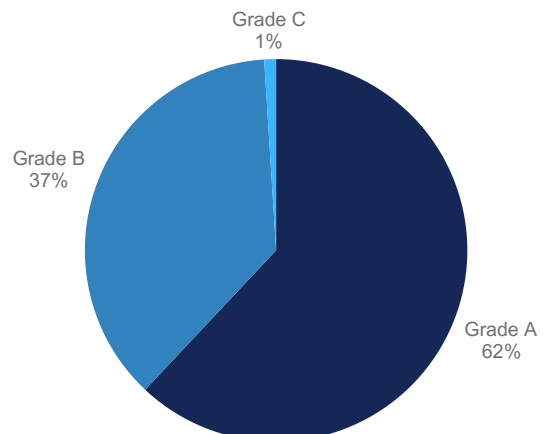
Take up by Location



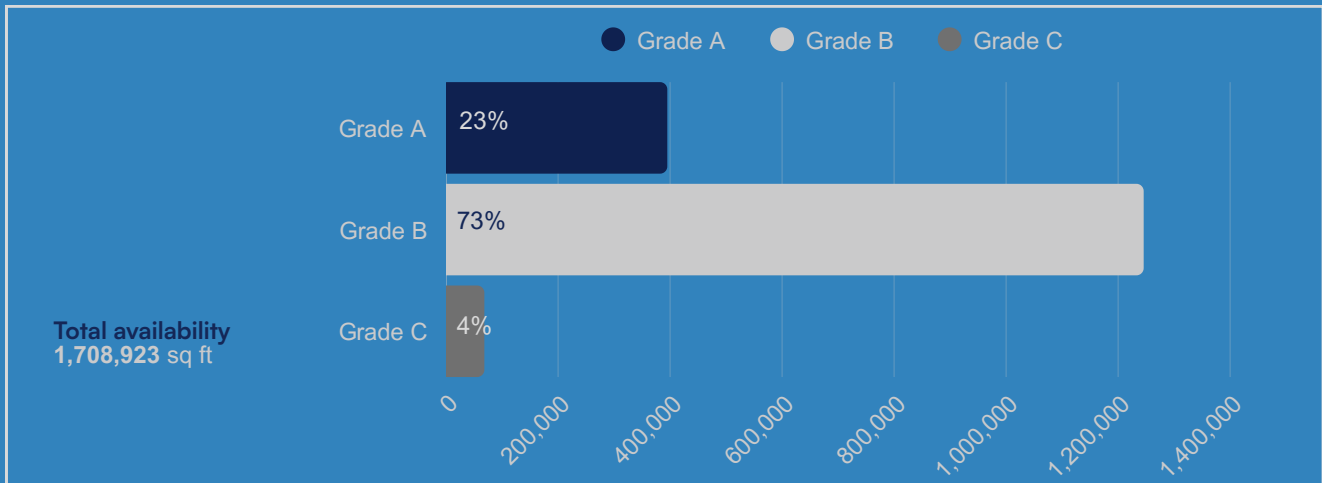
Take up by Occupier



Take up by Grade



Supply



In the city centre, Grade A supply currently stands at approx. 395,000 sq ft and with no new starts on site during Q2. The primary location for Grade A availability is Leeds' South Bank with the three buildings at Aire Park representing the majority of this supply.

Out of town, Grade A availability is approx. 252,000 sq ft and largely spread between Leeds Valley Park, South Central and White Rose Park

Rents

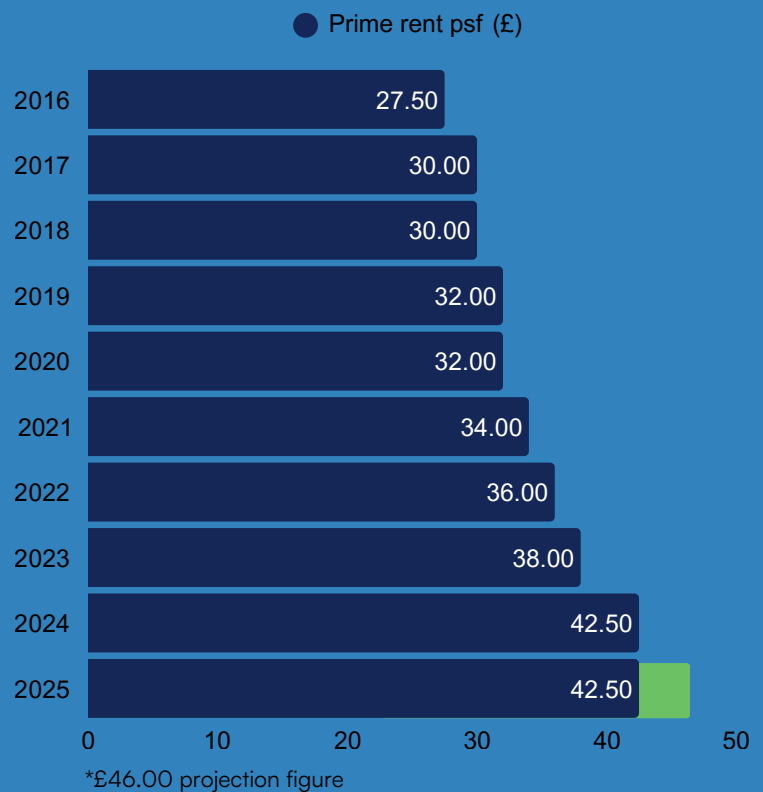
There were two new lettings at a headline rent of £40 psf in Q2 and quoting rents on new build, Grade A spaces are now £42.50 plus.

Due to supply constraints, a lack of choice for larger (say 20,000 sq ft plus) requirements and good levels of occupier demand we forecast prime rents to be in the mid-high £40's by the close of 2025. Headline rents for really good quality refurbished space currently sit in the mid to late £30's which we forecast to increase during the course of the year.

Outlook

At the halfway point of the year, total city centre take-up reached 325,611 sq ft which is broadly in line with the same period in 2024 (349,332 sq ft) and consistent with the long-term average.

Occupiers are seeking amenity-rich, sustainable workspaces and this is dominating market take up – 92% of city centre space taken was Grade A. This demand will continue to drive rising prime rents as the year progresses.





Sanderson
Weatherall

Contact

Jay Dhesi

07518 290 500

jay.dhesi@sw.co.uk

Richard Dunn

07801 767 859

richard.dunn@sw.co.uk

Richard Thornton

07761 038 922

richard.thornton@sw.co.uk

**6th Floor, Central Square
29 Wellington Street,
Leeds, LS1 4DL**

sw.co.uk