Sanderson Weatherall

Certified B Corporation

LEEDS OFFICE MARKET UPDATE

Q1 2026

Q1 2026 IN BRIEF

LEEDS CITY CENTRE

34,336 SQ FT TAKE UP
(Q1 2025: 241,282 sq ft)

18 DEALS
(Q1 2025: 25 deals)

LEEDS OUT OF TOWN

49,245 SQ FT TAKE UP
(Q1 2025: 94,861 sq ft)

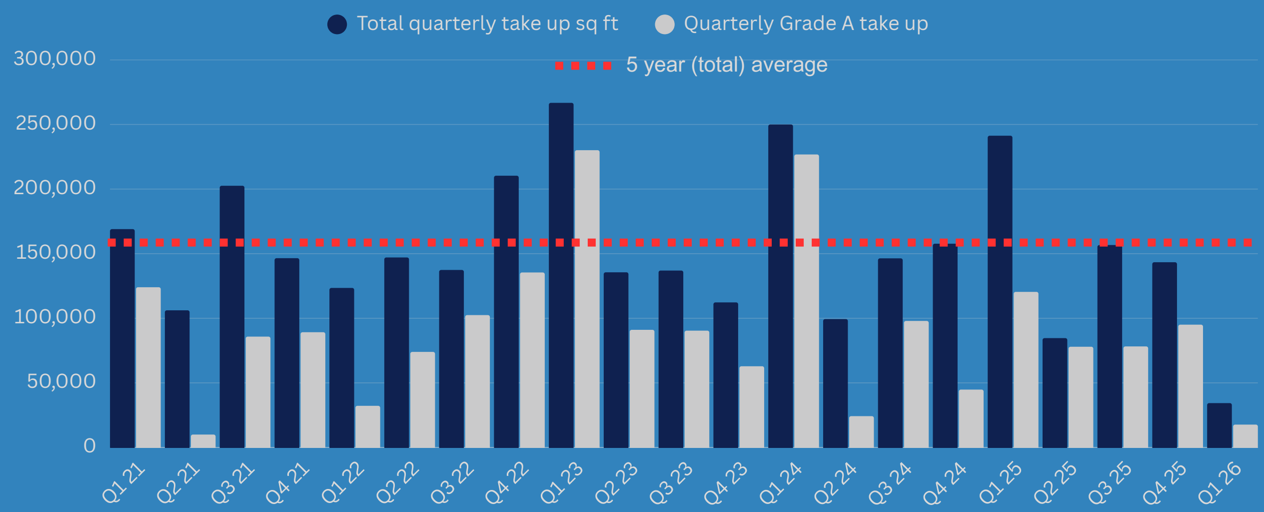
18 DEALS
(Q1 2025: 27 deals)

Key Transactions

OCCUPIER	SQ FT	PROPERTY	TENURE
Labskin	11,320 sq ft	Unit 20 Thorp Arch, LS23	Lease
ADP Ltd	8,118 sq ft	Aeris, 3200 Thorpe Park, LS15	Lease
Attis Insurance*	7,317 sq ft	ABC Building, White Rose Park, LS11	Lease
Ridge & Partners*	6,953 sq ft	1 South Brook Street, Aire Park, LS10	Lease
NSPCC	6,527 sq ft	The Gateway North, LS9	Lease

*deal involving SW

Five Year Leeds City Centre Take Up



Q1 2026

KEY DATA

419,006 sq ft Leeds City Centre Take-up Rolling 12 months	307,774 sq ft Leeds Out of Town Take-up Rolling 12 months	
£46.00 psf city centre £25.00 psf out of town PRIME RENTS	518,000 sq ft Leeds City Centre 148,000 sq ft Leeds Out of Town GRADE A SUPPLY	89% of all Leeds City Centre deals <5,000 sq ft 78% of all Leeds Out of Town deals <5,000 sq ft

Demand

Leeds office market take up totalled just 83,581 sq ft in the first three months of 2026, as the year got off to a very sluggish start.

In the city centre, office take up reached 34,336 sq ft with 18 deals completed during the quarter, an 86% decrease on the same period last year. Average deal size was 1,908 sq ft and activity was shaped by a limited number of larger transactions, alongside a clear increase in demand for smaller space on flexible terms.

The largest city centre transaction was to Ridge & Partners LLP (advised by SW) who secured 6,953 sq ft at 1 South Brook Street, Aire Park.

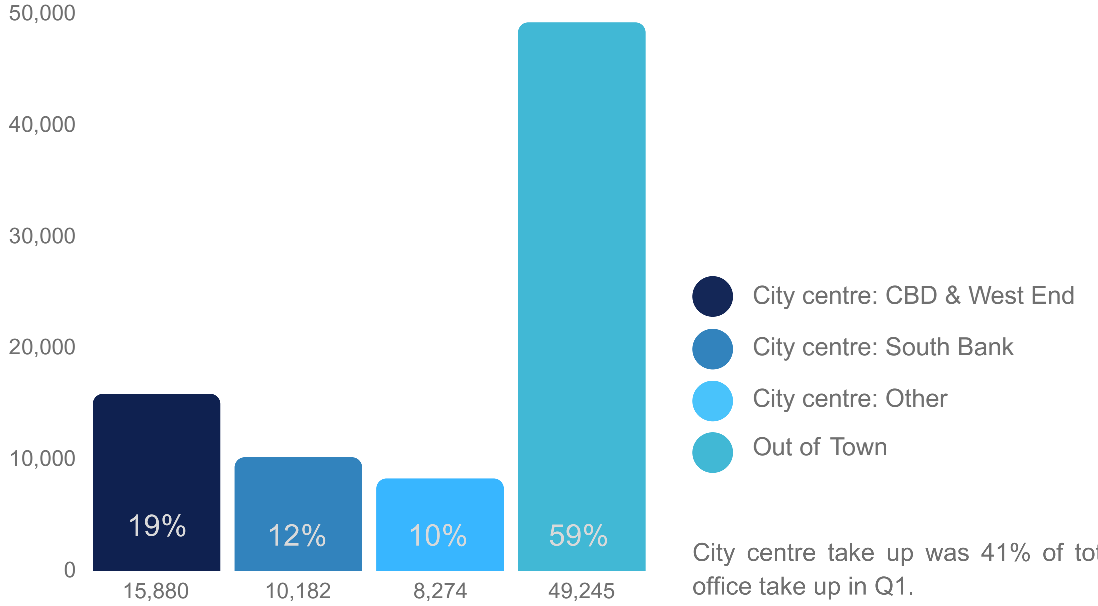
The Out of Town market fared slightly better and recorded take up of 49,245 sq ft across 18 deals which was a 48% decrease compared with Q1 2025. The average deal size was 2,736 sq ft and like the city centre, activity reflected a shift towards smaller unit sizes. The largest out of town transaction of the quarter involving Labskin who acquired 11,320 sq ft at Thorp Arch.

Office requirements are becoming increasingly slow moving with a handful of deals that were expected in Q1 having been delayed. This should however boost activity levels later in the year.

Q1 2026

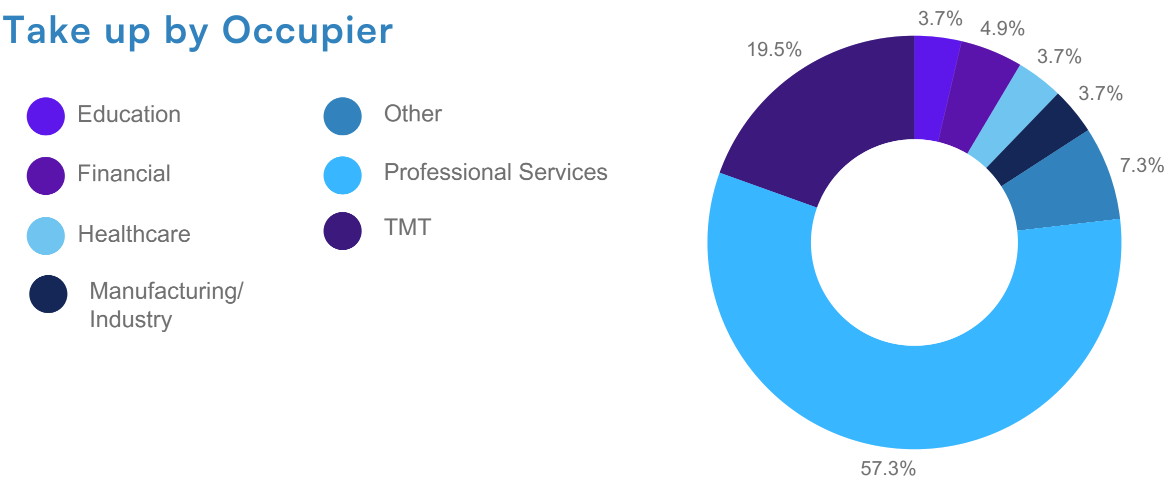
Demand

Take up by Location

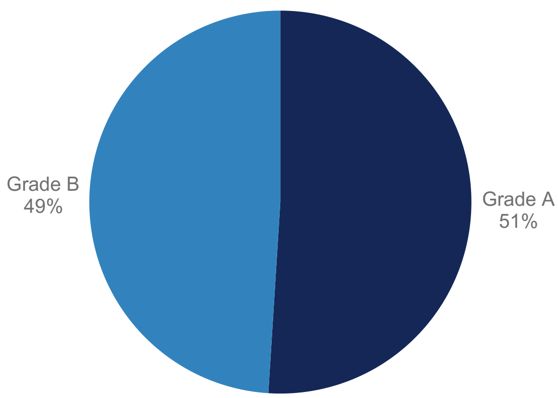


City centre take up was 41% of total Leeds office take up in Q1.

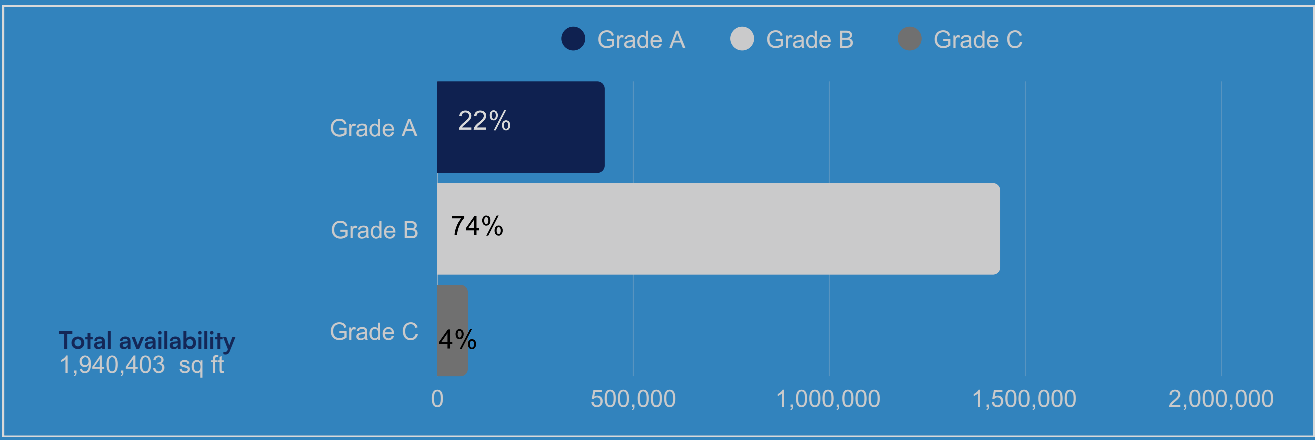
Take up by Occupier



Take up by Grade



Supply



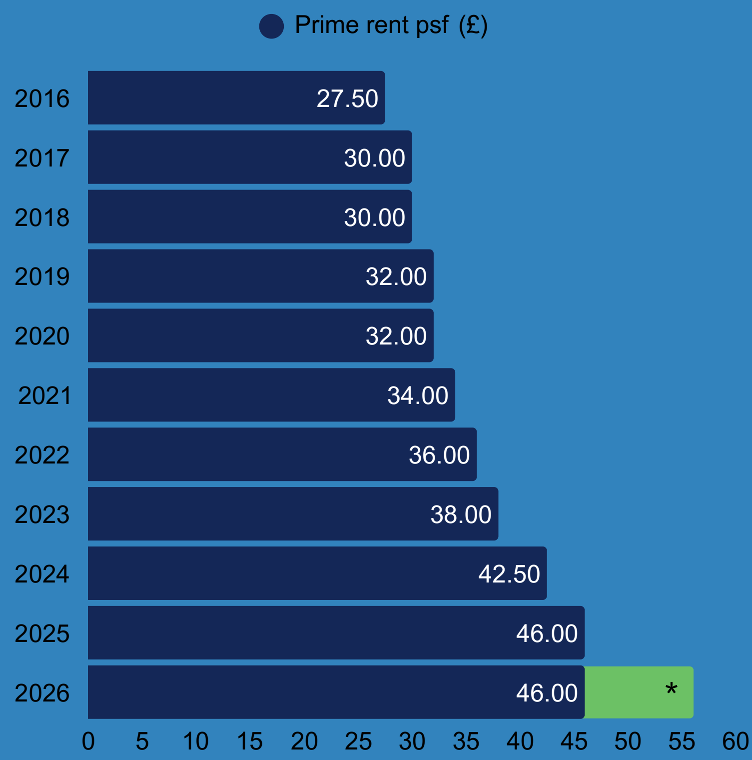
Grade A supply remains low although there is now a new development and also some major refurbishments due to commence on site in 2026. This will help increase the options available to occupiers.

City Centre Grade A supply continues to be concentrated at Aire Park.

Rents

Prime rents remain at £46psf although quoting rents on new-build products are over £50psf.

There are a number of occupiers in the professional services sector with unsatisfied requirements that are considering a pre-let. As a result of the lack of Grade A stock and the cost of development, we anticipate that prime rents will breach £50psf this year.



*£55.00 projected figure

Outlook

Q1's activity does not reflect the full picture of the Leeds market, since there are a number of significant office requirements currently unsatisfied. These include large requirements in the Financial services, Education, Utilities and professional services sectors.

We therefore expect these transactions to be reported later in the year, with a new prime rent recorded. The deals will mean that the likely total, year-end take up will be in line with the long term average.

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