

United Kingdom Real Estate Report Q2 2014

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Abstracts

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The UK's real estate sector has performed well since the property crash and recession took hold, despite experiencing two years of negative economic growth, in 2008 and 2009. Growth has been sluggish in the years since, but a healthy project pipeline and low vacancy rates, particularly in the office and retail segments, has bolstered investment and returns. However, a lack of short-term development in certain areas, such as office space in London, could lead to demand outstripping supply.

Office and retail space have been leading the charge in terms of real estate performance in the UK. London, as usual, posts the highest rental rates, with Old Bond Street continuing to be the most expensive shopping street in Europe. However, a slew of projects, particularly, in the retail segment, have been getting under way in other areas of the country, such as Birmingham, Sheffield and Liverpool, diverting investment away from trophy assets in London and the South East. This is positive news in terms of job creation and funding dispersal. According to CBRE, office leasing activities in UK regional cities outside of London are at their highest for five years.

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