

Birmingham Office Market Forecast



The outlook is positive

Strong occupier pipeline, persistent rental growth, falling availability, and significant high-grade refurbishments underway.

*Tight supply of best-in-class space
+ rising inward investment =
continued outperformance*





Supply constraints driving rental growth



Prime rents to exceed £52.00 per sq ft

Continued upward pressure driven by critically low prime supply (3.02% vacancy) and limited new pipeline. Upward rental pressure strongest for refurbished Grade A assets.



More compressed



Grade A availability

Strong “flight to quality” will absorb newly completed refurbishments quickly, keeping vacancy rates tight.



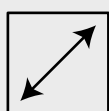
Pre-letting activity to increase

With forward supply at historic lows, occupiers will secure space earlier to mitigate future shortages.



Refurbishment schemes to dominate new-builds

Sustainability-led repositioning will dominate delivery, as development viability remains constrained.



Sustained occupier demand from core sectors

Financial, professional services and tech will continue to drive take-up, supporting above-trend performance relative to historic averages.

Market analysis 2025: Take-up and sector activity

651,507 sq ft

Total take-up across 98 transactions (market normalies), sitting below both the normal level of 709,430 sq ft and the pre-Covid 5-year average of 840,882 sq ft.

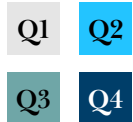
+152%

From H1, suggesting strong H2 rebound driven by improved economic stability. Increased activity from professional & financial services, signalling confidence in Birmingham.

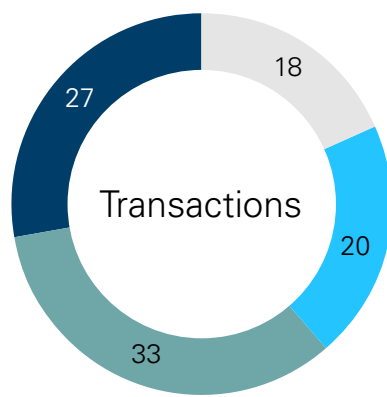
Market analysis 2025

Analysis of 2025 take-up, deal sizes and sector demand, highlighting improving market momentum.

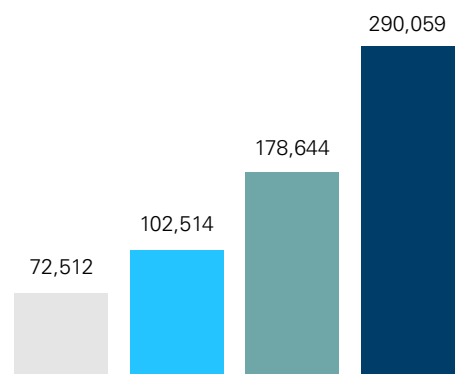
Key:



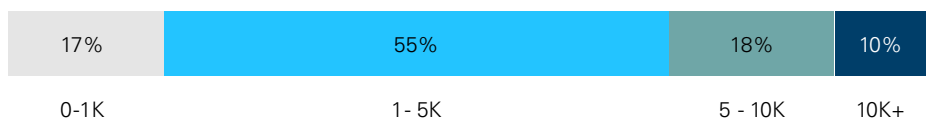
Transactions by quarter:



Sq ft

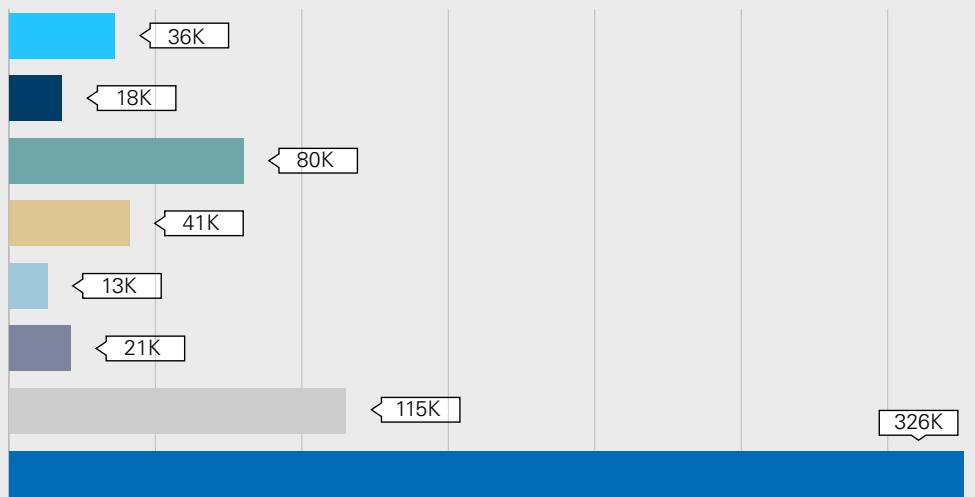
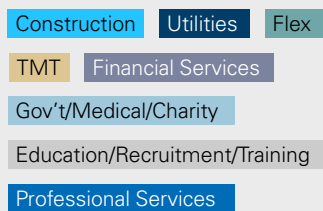


Transactions by floor area (sq ft):



Sector take up

Key:



Top 3 largest transactions of 2025



Ernst & Young Global Limited

3 Chamberlain Square
(93,780 sq ft)



Deloitte LLP

One Centenary Way
(45,965 sq ft)



CUBO

55 Colmore Row
(31,855 sq ft)

H1 2026 completions



Multistory
93,780 sq ft



35 Newhall St
55,000 sq ft

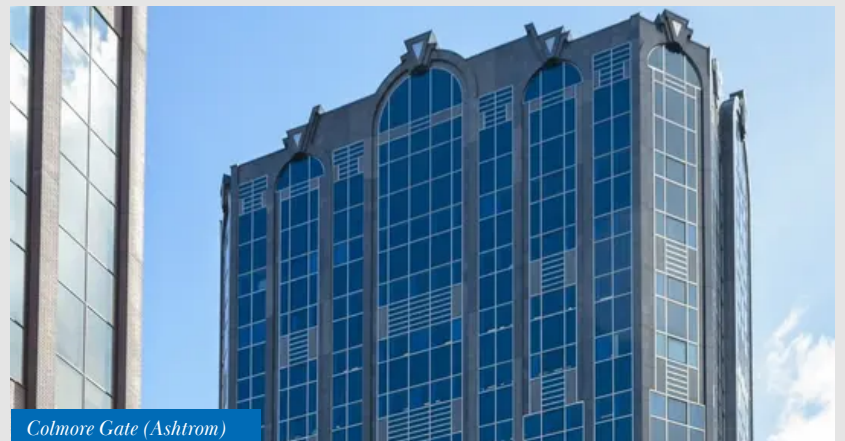


King Edward House
78,550 sq ft

New developments

1 Beorma Place (Salhia)
156,000 sq ft (Q3 2026)

Colmore Gate (Ashtrom)
176,000 sq ft (Q1 2027)



Supply pipeline



Total vacant supply (end 2025):
1.53m sq ft; 8.6% vacancy rate.

Vacancy declining long-term;
prime vacancy very tight at 3.02%.

Limited new-build activity;
refurbishments key to
meeting demand.

Clear “flight to quality” toward
Grade A / prime space.

Diverse occupiers spanning
finance, professional services,
legal, engineering, public
sector, education and tech.

Rental growth



£46 per sq ft
2025 prime
headline rent



£52 per sq ft
Achieved early
2026



+35% rents
Since 2020;
+13% in 2026



Get in touch



Charlie Toogood
Partner
Head of National Office Agency
m +44(0)7956 842846
Charles.Toogood@nmrk.com

Disclaimer & Copyright

© Newmark Gerald Eve LLP 2025. This document is provided for general information only. It is not intended as advice and must not be relied upon in any way. Newmark Gerald Eve LLP, its members, subsidiaries and affiliates, (together "Newmark") accept no responsibility or liability for any losses or damage that may result from any use of, reliance on or reference to the contents of this document. Newmark owes no duty of care to anyone in respect of any matter contained or referenced in this document. This document must not be amended in any way and reproduction of this document (in whole or in part) is not permitted without the express written consent of Newmark Gerald Eve LLP, including as to the form and context within which it appears. Newmark Gerald Eve LLP is a limited liability partnership registered in England and Wales (registered number OC339470) and is regulated by RICS. The term partner is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications. A list of members is open to inspection at our registered office One Fitzroy 6 Mortimer Street London W1T 3JJ