

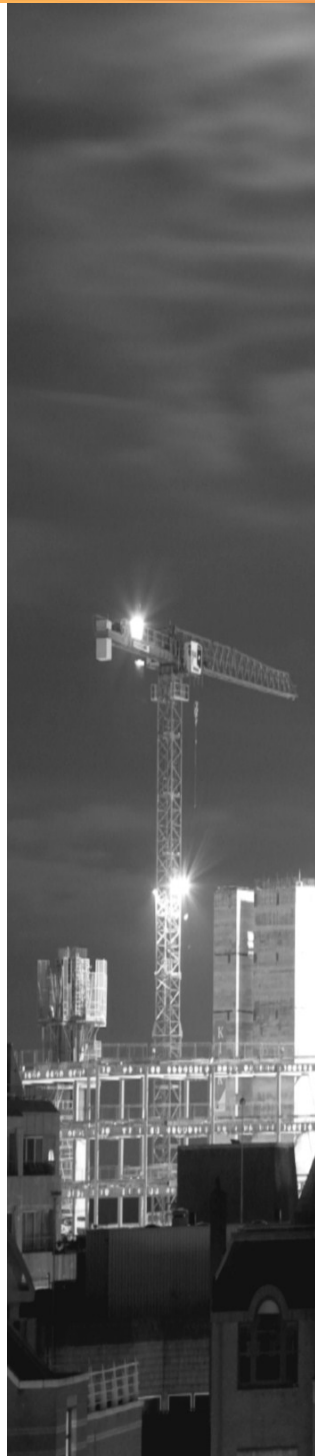


The Serviced Office Review

officebroker.com

Thames Valley

Q1 2011



The Serviced Office Review - Thames Valley, Q1 2011

The Serviced Office Review series of reports catalogues the trends within the serviced office market in the UK on a quarterly basis. The reports are available on both a national and a regional basis

The Serviced Office Review focuses on:

The supply of and demand for serviced office space - In terms of the number of enquiries, the size and shape of those enquiries and the rate of new office space take-up

New Serviced Office Tenants (SOTs) - In terms of workstation prices and initial licence length commitment

This report details activity within the Thames Valley region, providing comparisons between Q1 11 & Q1 10 alongside annual data from 2010.



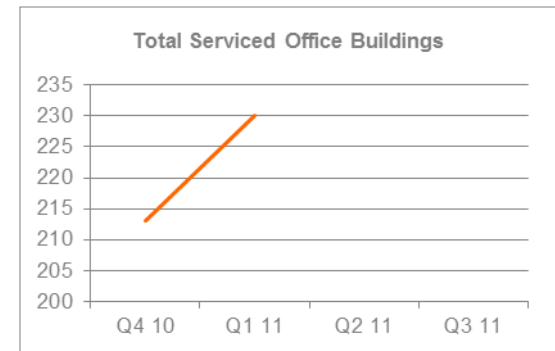
officebroker.com defines the Thames Valley region as areas located within the following post-code prefixes:

RG, GU, SL, TW, UB

Thames Valley - Serviced Office Space Supply

The number of serviced office buildings registered with officebroker.com increased from 213 to 230 in Q1 2011.

This accounts for 8.5% of the total UK office space supply available through the officebroker.com service.



Thames Valley Overview: Q1 11 vs. Q1 10

Demand for Office Space:

Enquiry levels increased by 14%

Office Space Take Up:

The number of newly signed serviced office tenants (S.O.Ts) increased by 6%

Workstation Volumes:

The average number of workstations (wks) per S.O.T fell from 5.5 wks to 5 wks in Q1 11

Workstation Price:

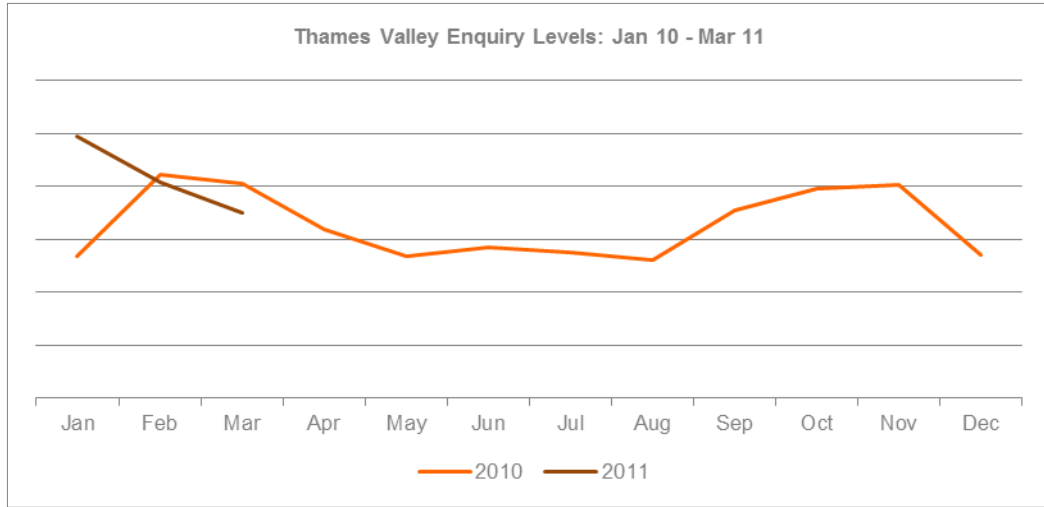
The average price per workstation decreased from £348.00 to £302.00

Commitment to Office Space:

The average licence length signed by new S.O.Ts decreased from 8.5 months to 8.1 months.



Thames Valley - Demand for Serviced Office Space



% CHANGE IN Q1 11 vs. Q1 10		
Jan	Feb	Mar
85%	- 3%	- 14%
OVERALL CHANGE: 14%		

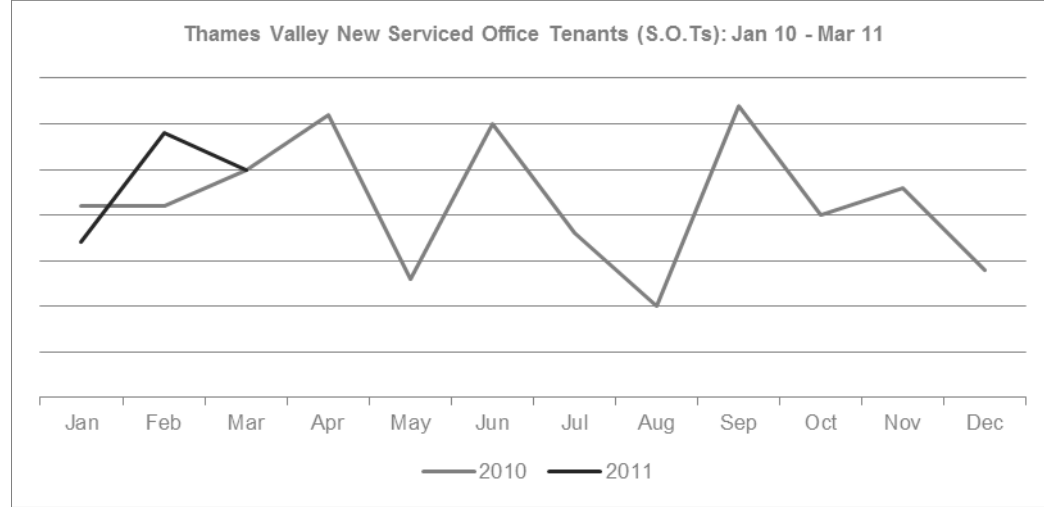
Thames Valley Q1 11 Overview:

Enquiry levels across Thames Valley increased by 14% in Q1 11 when compared to Q1 10.

UK Market Snapshot Q1 11:

Enquiry levels increased by 4% across the UK during Q1 11 when compared to Q1 10.

Thames Valley - Serviced Office Space Take-Up



% CHANGE IN Q1 11 vs. Q1 10		
Jan	Feb	Mar
- 19%	38%	0%
OVERALL CHANGE: 6%		

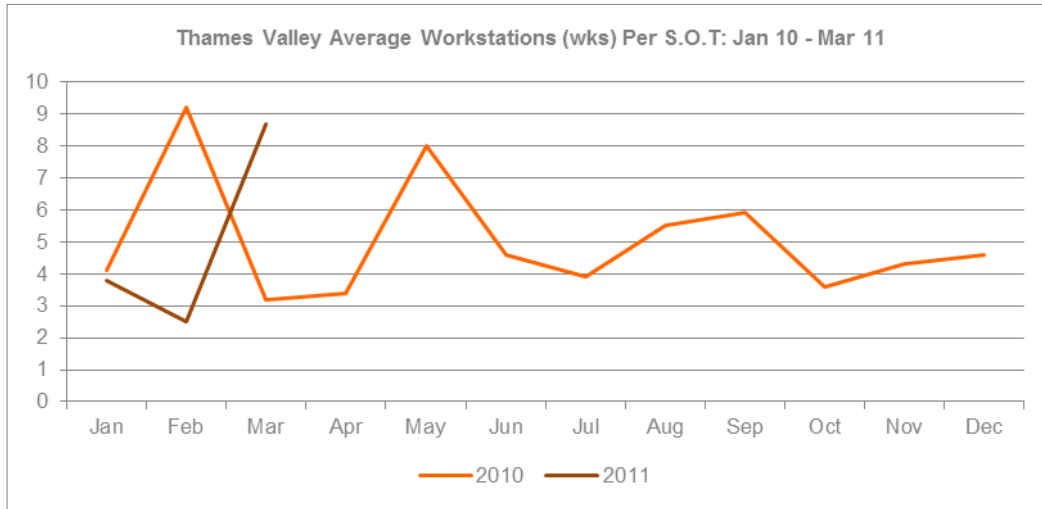
Thames Valley Q1 11 Overview:

New S.O.T levels across Thames Valley were 6% higher in Q1 11 than during Q1 10.

UK Market Snapshot Q1 11:

New S.O.T Levels increased by 15% across the UK during Q1 11 when compared to Q1 10.

Thames Valley - Size & Shape of New S.O.Ts



WKS TAKE-UP: Q1 11

Jan	Feb	Mar
3.8 wks	2.5 wks	8.7 wks
Q1 11 AVERAGE: 5 WKS		

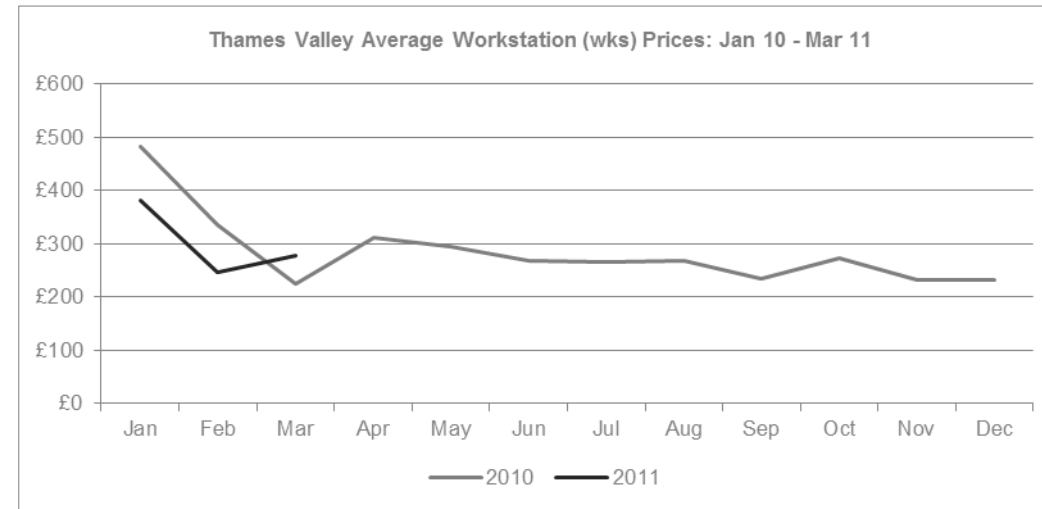
Thames Valley Q1 11 Overview:

Average wks take-up per S.O.T across Thames Valley decreased, falling from 5.5 wks in Q1 10 to 5 wks during Q1 11.

UK Market Snapshot Q1 11:

Average wks take-up per S.O.T decreased across the UK, falling from 4.4 wks in the opening quarter of 2010 to 3.9 wks in the same period of 2011.

Thames Valley - Cost of Serviced Office Space



WKS PRICE: Q1 11

Jan	Feb	Mar
£382.00	£247.00	£277.00
Q1 11 AVERAGE: £302.00		

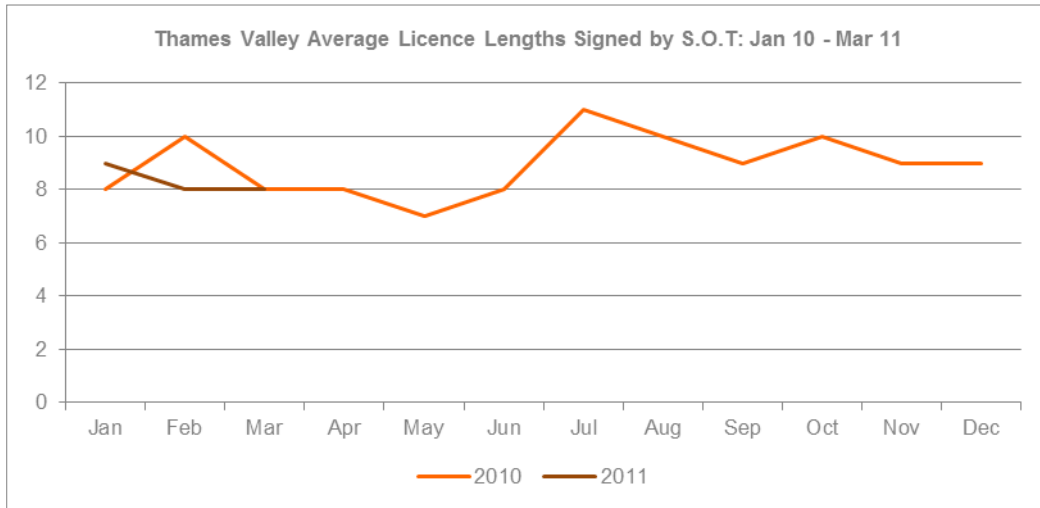
Thames Valley Q1 11 Overview:

The average wks price across Thames Valley decreased by £46.00 (13%), falling from £348.00 in Q1 10 to £302.00 in Q1 11.

UK Market Snapshot Q1 11:

The average wks price decreased across the UK, falling from £242.00 in Q1 10 to £229.00 in Q1 11.

Thames Valley - Commitment to Serviced Office Space



LICENSE LENGTH: Q1 11

Jan	Feb	Mar
9 months	8 months	8 months
OVERALL AVERAGE: 8.1 months		

Thames Valley Q1 11 Overview:

The average licence length signed by new S.O.Ts across Thames Valley was 8.1 months in Q1 11, a 5% decrease on the 8.5 month average recorded in Q1 10.

UK Market Snapshot Q1 11:

The average licence length signed by new S.O.Ts across the UK in Q1 11 was 8 months, equalling the average recorded in Q1 10.

The Serviced Office Review Series - Guidance on Data Usage

Research & Statistics:

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Editors Notes:

Founded in 2001, officebroker.com is the largest independent office space broker in the UK.

Working with over 95% of the UK's serviced office market, officebroker.com offer free, consultative advice to businesses looking for office space across the UK and Internationally.

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