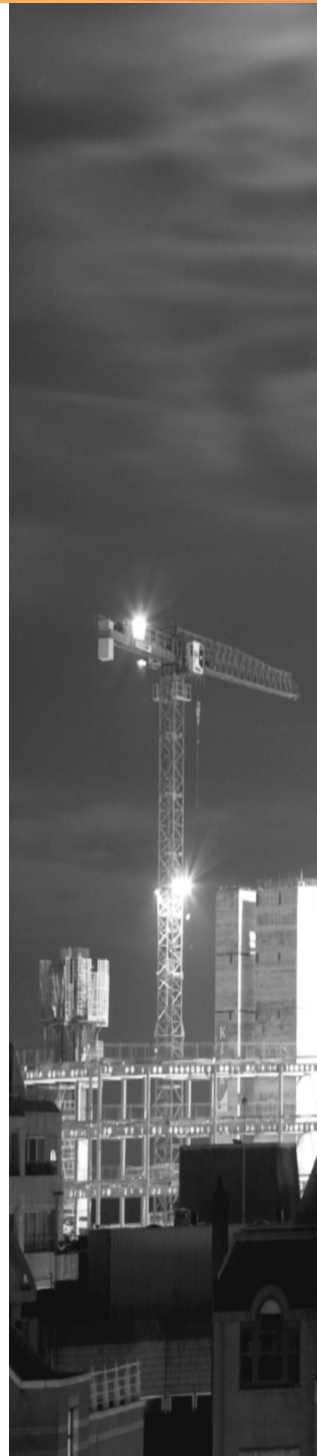




# The Serviced Office Review

[officebroker.com](http://officebroker.com)

Thames Valley  
Q2 2011



## The Serviced Office Review - Thames Valley, Q2 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 Q2 11 & Q2 10, year-to-date activity and annual data compiled by officebroker.com in 2010.



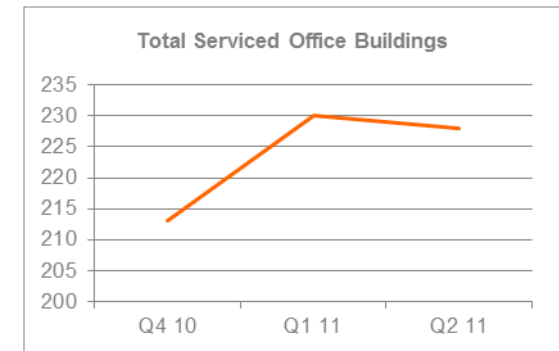
officebroker.com defines the Thames Valley region as areas located within the following post-code prefixes:

RG, GU, SL, TW, UB

## Thames Valley - Serviced Office Space Supply

The number of serviced office buildings registered with officebroker.com was 228 in Q2 2011.

This accounts for 8.3% of the total UK office space supply available through the officebroker.com service.



## Thames Valley Overview: Q2 11 vs. Q2 10

### Demand for Office Space:

Enquiry levels increased by 3%

### Office Space Take Up:

The number of newly signed serviced office tenants (S.O.Ts) decreased by 28%

### Workstation Volumes:

The average number of workstations (wks) per S.O.T fell from 5.3 wks to 4.1 wks in Q2 11

### Workstation Price:

The average price per workstation decreased from £292.00 to £276.00

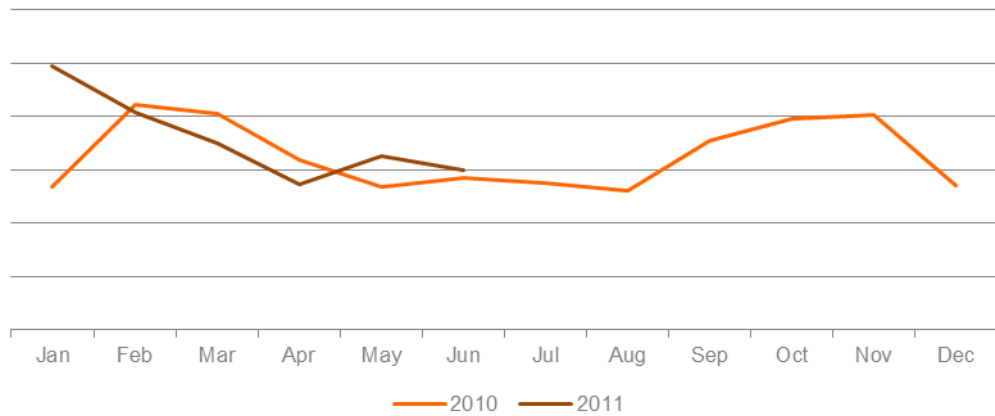
### Commitment to Office Space:

The average licence length signed by new S.O.Ts increased from 7.4 months to 8.8 months.



### Thames Valley - Demand for Serviced Office Space

Thames Valley Enquiry Levels: Jan 10 - June 11



**% CHANGE IN Q2 11 vs. Q2 10**

Apr	May	Jun
-14%	22%	5%

**OVERALL CHANGE: 3%**

**Thames Valley Q2 11 Overview:**

Enquiry levels across the Thames Valley increased by 3% in Q2 11 when compared to Q2 10.

**Thames Valley YTD Overview:**

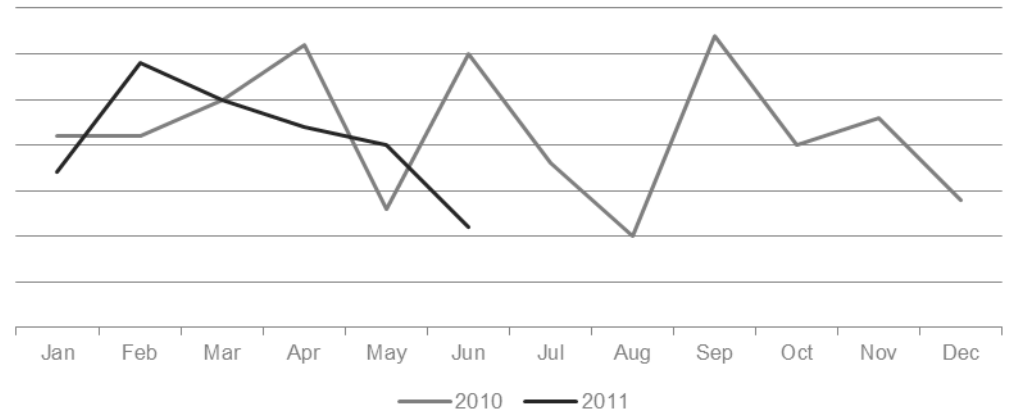
Enquiry levels across Thames Valley were 9% higher in the opening 6 months of 2011 when compared to the same period of 2010.

**UK Market Snapshot Q2 11:**

Enquiry levels increased by 3% across the UK during Q2 11 when compared to Q2 10.

### Thames Valley - Serviced Office Space Take-Up

Thames Valley New Serviced Office Tenants (S.O.Ts): Jan 10 - June 11



**% CHANGE IN Q2 11 vs. Q2 10**

Apr	May	Jun
- 29%	54%	- 63%

**OVERALL CHANGE: - 28%**

**Thames Valley Q2 11 Overview:**

New S.O.T levels across the Thames Valley were 28% lower in Q2 11 than during Q2 10.

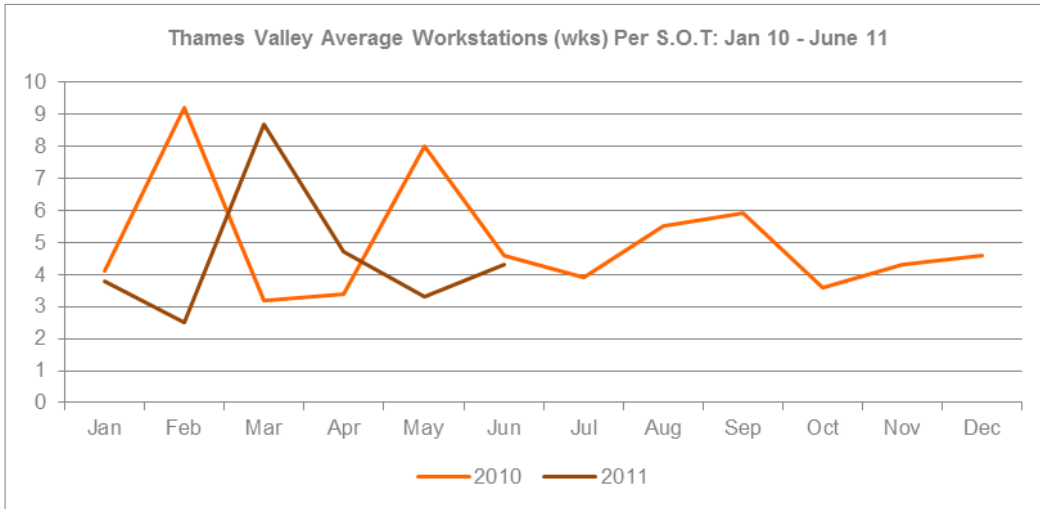
**Thames Valley YTD Overview:**

New S.O.T levels across Thames Valley were 1% higher during the opening 6 months of 2011 compared to the same period of 2010.

**UK Market Snapshot Q2 11:**

New S.O.T Levels decreased by 14% across the UK during Q2 11 when compared to Q2 10.

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



### WKS TAKE-UP: Q2 11

Apr	May	Jun
4.7 wks	3.3 wks	4.3 wks
<b>Q2 11 AVERAGE: 4.1 WKS</b>		

### Thames Valley Q2 11 Overview:

Average wks take-up per S.O.T across the Thames Valley decreased, falling from 5.3wks in Q2 10 to 4.1 wks during Q2 11.

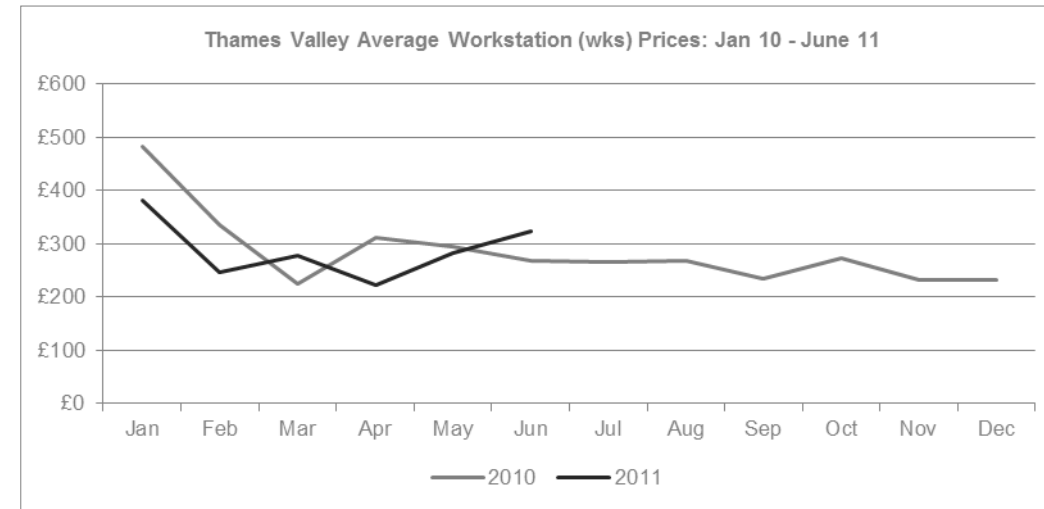
### Thames Valley YTD Overview:

Average wks take-up per S.O.T across the Thames Valley decreased in the opening 6 months of 2011, falling from 5.4 wks in 2010 to 4.6 wks in the same period of 2011.

### UK Market Snapshot Q2 11:

Average wks take-up per S.O.T decreased across the UK, falling from 4.5 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: Q2 11

Apr	May	Jun
£223.00	£282.00	£324.00
<b>Q2 11 AVERAGE: £276.00</b>		

### Thames Valley Q2 11 Overview:

The average wks price across the Thames Valley decreased by £16.00 (5%), falling from £292.00 in Q2 10 to £276.00 in Q2 11.

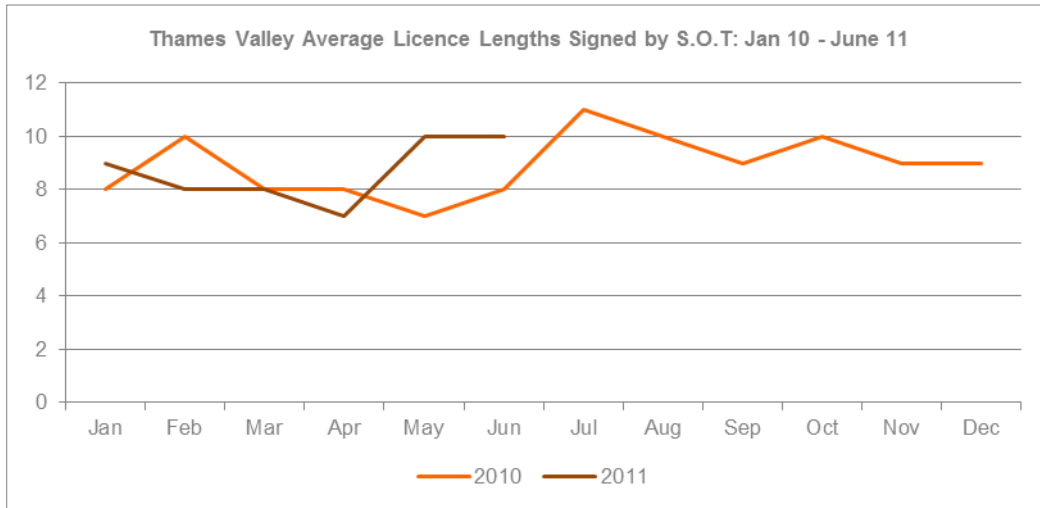
### Thames Valley YTD Overview:

The average wks price across the Thames Valley decreased in the opening 6 months of 2011, falling from £320.00 in 2010 to £289.00 in the same period of 2011.

### UK Market Snapshot Q2 11:

The average wks price increased across the UK, rising from £224.00 in Q2 10 to £229.00 in Q2 11.

## Thames Valley - Commitment to Serviced Office Space



### LICENSE LENGTH: Q2 11

Apr	May	Jun
7 months	10 months	10 months
<b>OVERALL AVERAGE: 8.8 months</b>		

### Thames Valley Q2 11 Overview:

The average licence length signed by new S.O.Ts across the Thames Valley was 8.8 months in Q2 11, a 19% increase on the 7.4 month average recorded in Q2 10.

### Thames Valley YTD Overview:

The average licence length signed by new S.O.Ts in Thames Valley during the first 6 months of 2011 was 8.5 months, an increase on the 2010 average of 8 months.

### UK Market Snapshot Q2 11:

The average licence length signed by new S.O.Ts across the UK in Q2 11 was 9 months, a 1 month increase on Q2 10 average of 8 months.

## 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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