

Statistical Commentary – 2004

Belfast Office Stock

The total amount of space covered by this report is 764 280 m². The total number of units is 1506

| Total amount of floorspace m ² | No of units |
|---|-------------|
| 764280 | 1506 |

Figure 1

Total Stock by Unit Size

| | Units of OCC | Size (000 m ²) | 2003% of space | 2004% of space |
|-------------------------|--------------|----------------------------|----------------|----------------|
| Up to 500m ² | 1178 | 197936 | 25 | 26 |
| 500-2000 | 263 | 241770 | 30 | 32 |
| 2000-5000 | 42 | 126619 | 15 | 16 |
| 5000+ | 23 | 197955 | 30 | 26 |
| | 1506 | 764280 | | |

Small units predominate with 78% of the total 1506 units less than 500m². The average unit size remains the same as the previous year at 507m². The 23 largest units account for 26% of the total floorspace.

Figure 2

Belfast Office Stock by Quality (m²)

| A | B | C | Total |
|--------|--------|--------|--------|
| 434120 | 208118 | 122042 | 764280 |
| | | | |
| | | | |

The percentage of Grade A stock now stands at 57%. This is a 6% increase on the previous year. Compared with 1994 when the percentage of Grade A floorspace accounted for only 29% of total stock.

Figure 3

Stock by Quality and Location (m²)

| Location | Quality | 1 | 2 | 3 | 4 | 5 | Total |
|----------|----------|--------|--------|-------|--------|--------|--------|
| | A | 96951 | 69140 | 27659 | 108904 | 131466 | 434120 |
| | B | 53346 | 45988 | 36935 | 65967 | 5882 | 208118 |
| | C | 24999 | 8347 | 25005 | 38771 | 24920 | 122042 |
| | | 175296 | 123475 | 89599 | 213642 | 162268 | |

The majority of Grade A space is located in the waterfront location 5 with 30% of the grade A stock now located there. Location 4, which encompasses the main central, area now holds some 25% of all grade A space. In 1994 the majority of grade A space was to be found in locations 1 and 2. Of Grade C quality property 31% is situated within the central core area at location 4.

Figure 4

Occupied stock by User

| User | Size (m ²) | % |
|---|------------------------|------------|
| Banking, Financial and Insurance | 99471 | 16 |
| Professional and other business | 207348 | 33 |
| Public Sector | 308505 | 48 |
| Other | 20519 | 3 |
| Total | 635843 | 100 |

The majority of space is occupied by the public sector at 48% of occupied office space against 46% held last year. The balance ten years ago was somewhat similar to this year's with almost an even split between and private occupation.

Figure 5

Private/Public Occupied Stock by Quality (m²)

| Quality | Sector | A | B | C | |
|--------------|--------|--------|--------|-------|--------|
| PU | | 190112 | 102868 | 36044 | 329024 |
| PR | | 180287 | 71937 | 54595 | 306819 |
| | | | | | |
| Total | | 370399 | 174805 | 90639 | 635843 |

The public and voluntary sectors currently occupy 329 024m² of floorspace which equates to 51% of all grade A space as against 49% last year. This category also holds the majority share of grade B space which equates to 59% of all grade B space.

Figure 6

Private/Public Occupied Stock by Location (m²)

| Location | Sector | 1 | 2 | 3 | 4 | 5 | Total |
|--------------|--------|--------|--------|-------|--------|--------|--------|
| PU | | 89351 | 72219 | 42764 | 89414 | 35276 | 329024 |
| PR | | 61247 | 34103 | 27230 | 77281 | 106958 | 306819 |
| | | | | | | | |
| Total | | 150598 | 106322 | 69994 | 166695 | 142234 | 635843 |
| | | | | | | | |

The amount of occupied space has increased overall for the public and voluntary sector with increases occurring in all locations. The most significant increases being seen within location 1 this year. Interestingly the private sector has reduced overall its total amount of occupied space in the last year but there have been increases in every location with the only decline being within location 2.

Figure 7

Private/Public Take Up by Quality (m²)

Make into pictograph

| Quality | Sector | A | B | C | |
|-----------|--------|-------|------|------|-------|
| PU | | 21822 | 3714 | 0 | 25536 |
| PR | | 13717 | 6149 | 2337 | 22203 |
| | | 35539 | 9863 | 2337 | 47739 |

These figures represent known take up within the specified localities of the report. Where it is known agreed future occupation is also included.

Take up to grade A space has continued within the public sector but at a reduced rate compared with the year before. Total private sector take up has improved by 37% on the previous year. Grade B buildings show an increase in take up for the public sector but a reduction for the private sector.

Figure 8

Private/Public Take Up by Location (m²)

| Location | Sector | 1 | 2 | 3 | 4 | 5 | |
|-----------|--------|-------|------|------|-------|------|-------|
| PU | | 9258 | 5133 | 146 | 6688 | 4311 | 25536 |
| PR | | 11166 | 3045 | 1156 | 5767 | 1069 | 22203 |
| | | 20424 | 8178 | 1302 | 12455 | 5380 | 47739 |

For the period of this report take up amounts to just over 47500m² as opposed to over 39000m² last year. In general the figures year on year show a slow down in the amount of take up if compared with 2001 when take up amounted to 75000m². The most increase in take up for public sector this year is in locations 1 and 5 due to the new leases signed in these areas. The private sector shows the most floorspace being taken in location 1.

Figure 9

Vacant Stock by Size

| | Units | Size (m ²) |
|--------------------|-------|------------------------|
| UP TO 500 | 379 | 60782 |
| 500 – 2000 | 58 | 50479 |
| 2000 – 5000 | 6 | 17176 |
| 5000+ | 0 | 0 |
| TOTAL | 443 | 128437 |

The highest number of vacant units is within the smallest unit range (86%) which shows little change from last year. The least amount of vacant units are located within the 2000 – 5000m² range. The most amount of floorspace (m²) is found within the less than 500m² range of properties. The average size of a vacant unit is 290m².

Figure 10

Vacant Stock by Quality and Location (m²)

| Location | Quality | 1 | 2 | 3 | 4 | 5 | Total |
|--------------|---------|-------|-------|-------|-------|-------|--------|
| A | | 15982 | 4709 | 4009 | 21435 | 17586 | 63721 |
| B | | 5051 | 10310 | 3405 | 12099 | 2448 | 33313 |
| C | | 3665 | 2134 | 12191 | 13413 | 0 | 31403 |
| Total | | 24698 | 17153 | 19605 | 46947 | 20034 | 128437 |

Total vacant space has decreased by 13% on last year with the largest amount of unoccupied space currently situated in location 4, which is the main central core area. This location now holds only 36% of total vacant space as opposed to 42% last year. Grade A quality office space has the highest proportion of unoccupied floorspace at nearly 50% of the total vacant floorspace. This indicates that a lot of the new build good quality buildings are remaining vacant whilst deals are pending.

Figure 11

Rental Growth Index

| | Rental Index | RPI |
|------|--------------|-----|
| 1989 | 155 | 121 |
| 1990 | 182 | 131 |
| 1991 | 182 | 142 |
| 1992 | 164 | 147 |
| 1993 | 164 | 150 |
| 1994 | 164 | 154 |
| 1995 | 173 | 159 |
| 1996 | 182 | 164 |
| 1997 | 182 | 168 |
| 1998 | 187 | 174 |
| 1999 | 195 | 177 |
| 2000 | 213 | 182 |
| 2001 | 239 | 185 |
| 2002 | 223 | 188 |
| 2003 | 223 | 194 |
| 2004 | 223 | 198 |

The rental index indicates tracks the rental level achieved each year since 1989. It is compared to the equivalent RPI figure for the same period. Levels dropped in 2002 after the all time high was achieved in 2001. Rental levels have remained on the whole static for the reporting period.