

Property Predictions 2021



Key indicators

	Rents	Leasing	Vacancy rates	Speculative development	Investment volumes	Yields	Commentary
Central London office	→	↗	↗	↘	↗	→	Leasing market will bounce back from record low, but vacancy will stay high as weaker economy breeds occupier caution. Investment market remains active, but focussed on a narrower range of assets.
Regional office	↗	↗	→	→	↗	→	Regional cities will see a moderate increase in leasing and investment activity as restrictions ease, and in the South East, highly sought-after assets linked to Life Sciences will outperform.
Industrial	↗	↘	→	↗	→	→	The recent outperformer will remain buoyant, but leasing volumes likely to moderate from record levels last year. Investment will continue at current high levels, and strong pricing will stay firm.
Retail	↘	↘	↗	→	↗	↗	Asset repositioning will create opportunities for developers. Investor confidence will return in line with consumer confidence, as restrictions ease and physical retail reopens.
Living	Please see our recent Residential forecasts				↗	→	Living will continue to draw investor interest, and longer-term pricing could increase as more stabilised stock comes to market. BTR market will evolve to include rental homes for all life stages.

■ Stronger

■ Weaker

■ Stable

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