

# Typical Landlord Quoting Rents

Q2 2019 – Leased offices

As a guide, the average rates and service charge combined can equate to 35% – 60% of the rental value per square foot. Small office suites of less than 3,000 sq ft tend to command higher pro-rata rents – usually £1.50 – £3.00 per sq ft above those set out in the table below and have been excluded to prevent distortion in the data.

Location	Grade A	Grade B
<b>City of London – Pt EC1, Pt EC2, Pt EC3 &amp; Pt EC4</b> <ul style="list-style-type: none"> <li>Prime locations – e.g. Gracechurch Street, Lime Street/ Fenchurch Street, Old Broad Street</li> <li>Secondary locations – e.g. Blackfriars, Old Bailey, Barbican, Liverpool Street, Aldgate</li> </ul>	£65.00 – £70.00 £55.00 – £65.00	£47.50 – £60.00 £37.50 – £52.50
<b>City Fringe– Pt EC1, Pt EC2, Pt EC3 &amp; E1</b> <ul style="list-style-type: none"> <li>City Fringe North / North West – e.g. Farringdon, Clerkenwell, Old Street, EC1, Finsbury Square &amp; Shoreditch, EC2</li> <li>City Fringe East – e.g. Spitalfields, Aldgate East, E1 &amp; Tower Hill, EC3</li> </ul>	£62.50 – £75.00 £52.50 – £65.00	£42.50 – £59.50 £37.50 – £49.50
<b>South Bank – SE1</b> <ul style="list-style-type: none"> <li>Waterloo / Southwark / London Bridge</li> </ul>	£62.50 – £72.50	£47.50 – £57.50
<b>Docklands &amp; Stratford – E14 / E15 &amp; E20</b> <ul style="list-style-type: none"> <li>Docklands Prime locations – e.g. Canary Wharf / Heron Quays</li> <li>Docklands Secondary locations – e.g. South Quay, Limeharbour</li> <li>Stratford</li> </ul>	£47.50 – £52.50 £35.00 – £38.50 £40.00 – £49.50	£32.50 – £42.50 £25.00 – £33.50 £28.50 – £37.50
<b>Midtown – WC1, WC2, NW1, Pt EC1 &amp; Pt EC4</b> <ul style="list-style-type: none"> <li>Bloomsbury</li> <li>Holborn</li> <li>Covent Garden</li> <li>King's Cross</li> </ul>	£75.00 – £87.50 £62.50 – £67.50 £75.00 – £85.00 £75.00 – £82.50	£55.00 – £67.50 £42.50 – £52.50 £55.00 – £70.00 £47.50 – £57.50
<b>West End – W1, W2 &amp; SW1</b> <ul style="list-style-type: none"> <li>Mayfair – Prime locations – e.g. Berkeley Square, St James's Square</li> <li>Mayfair – Secondary locations – e.g. Albermarle Street, St James's Street</li> <li>Euston</li> <li>Marylebone</li> <li>Fitzrovia</li> <li>Soho, Regent Street</li> <li>Victoria, Westminster</li> <li>Knightsbridge</li> <li>Paddington / Bayswater</li> </ul>	£102.50 – £125.00 £87.50 – £97.50 £67.50 – £75.00 £77.50 – £87.50 £85.00 – £95.00 £65.00 – £90.00 £70.00 – £80.00 £85.00 – £95.00 £67.50 – £75.00	£67.50 – £85.00 £65.00 – £85.00 £55.00 – £65.00 £55.00 – £77.50 £69.50 – £82.50 £65.00 – £80.00 £52.50 – £69.50 £69.50 – £79.50 £52.50 – £65.00
<b>South West / West London – SW3, SW6, W4, W5, W6, W8, W11, W14</b> <ul style="list-style-type: none"> <li>Vauxhall / Battersea</li> <li>Chelsea</li> <li>Kensington / Queensway / Notting Hill</li> <li>Fulham / Hammersmith / West Kensington / Olympia</li> <li>Chiswick</li> </ul>	£52.50 – £60.00 £77.50 – £90.00 £55.00 – £65.00 £52.50 – £57.50 £48.50 – £55.00	£35.00 – £50.00 £47.50 – £60.00 £45.00 – £52.50 £42.50 – £52.50 £40.00 – £47.50