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# An Introduction to Office Investments

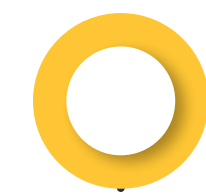
Presentation by David Hourihan  
MSc Inv FRICS FHEA

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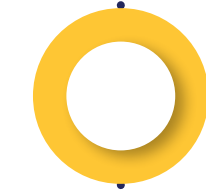
# What is an Office Investment?

THE  
ROYAL  
EXCHANGE

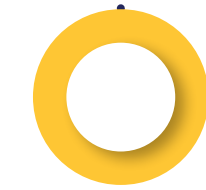


## Type of Office Investment

Core, Core Plus, Value Added, Opportunistic



## Evolution of Modern Office Design

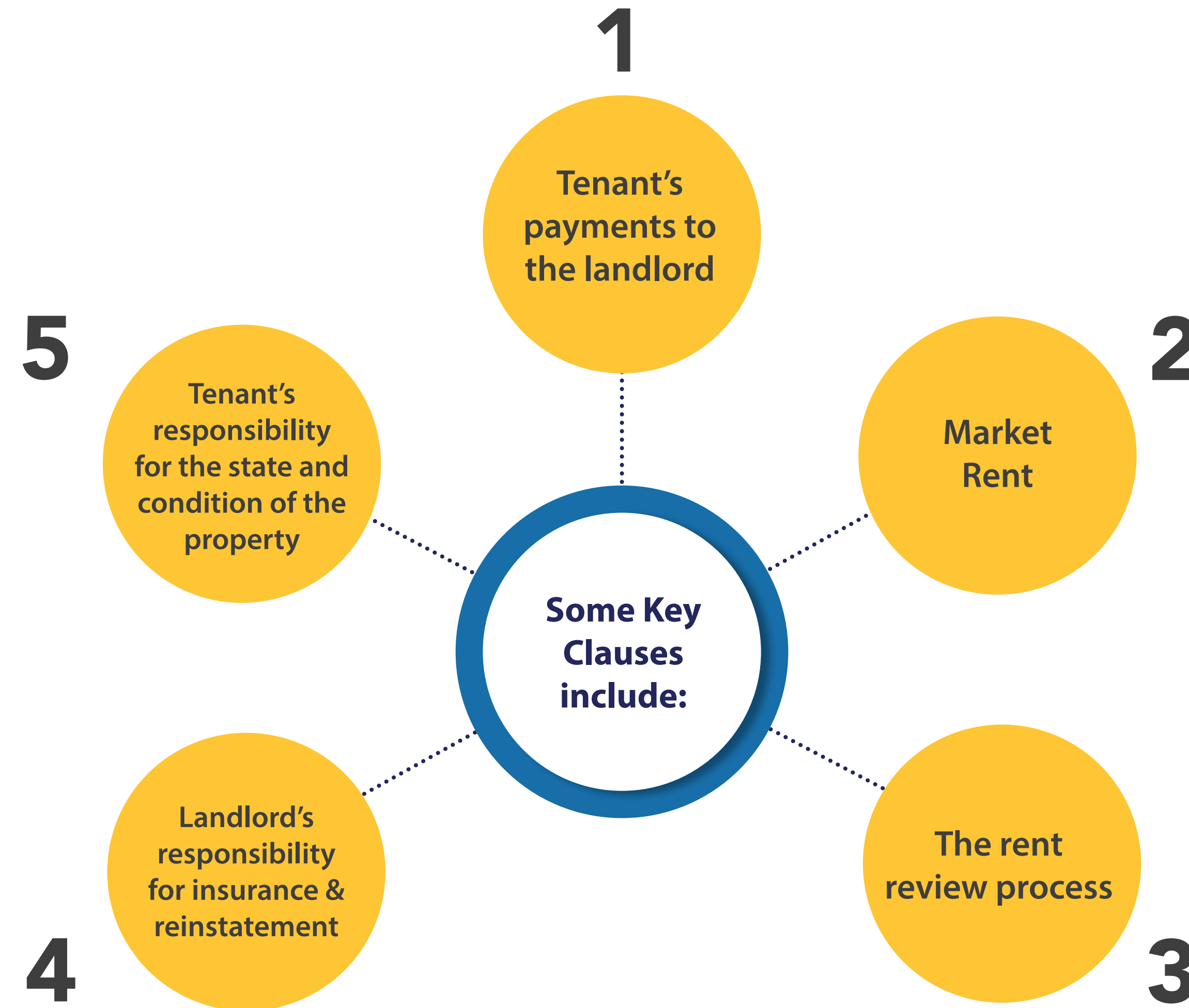


## Case Study: The Royal Exchange, London



## Standard Terms of an Office Lease

Some of the key clauses in a modern commercial lease for an office under the English and Welsh legal system would include:





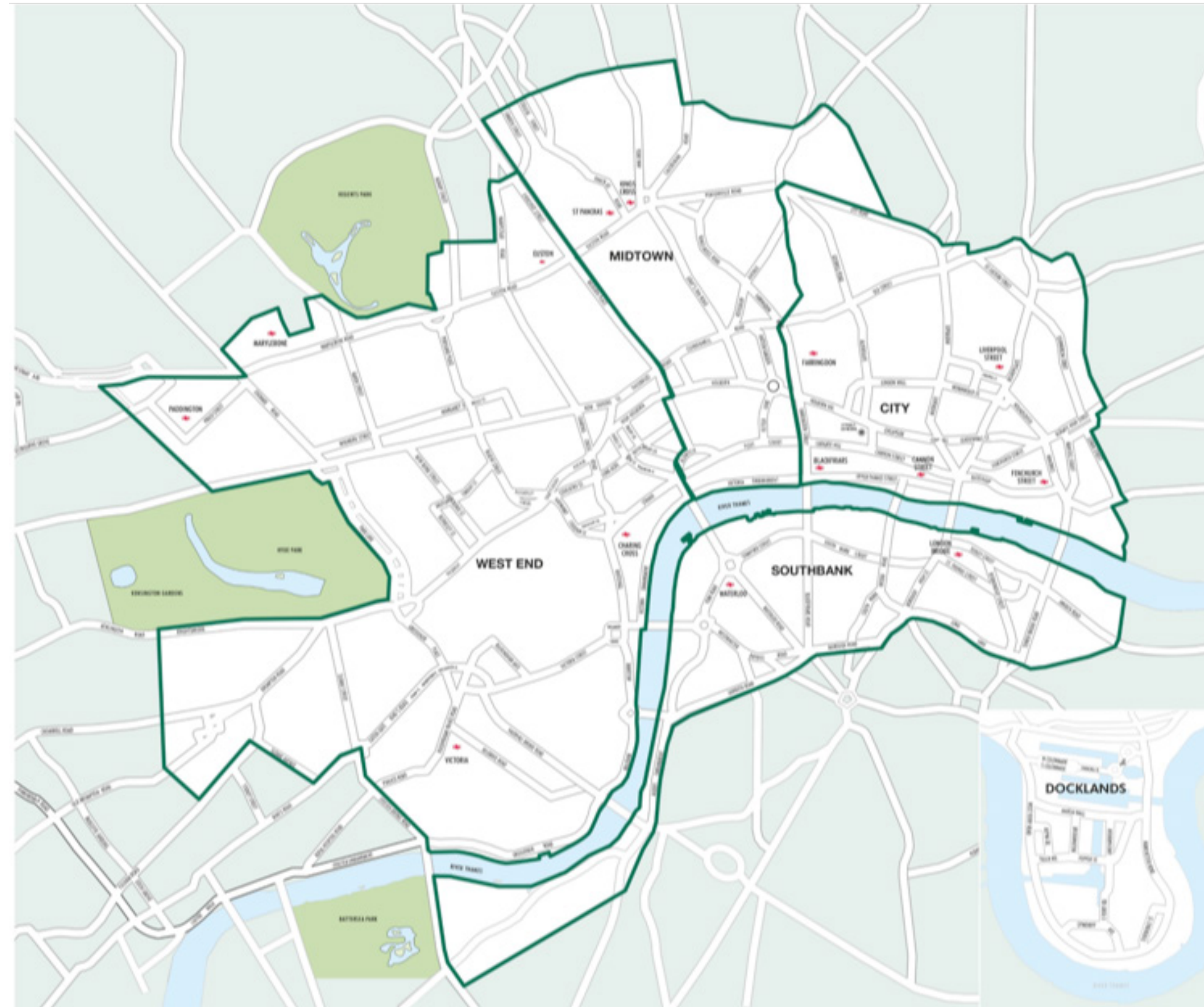
# Size & Structure of the UK Office Market

» Volume of Stock; Value of Stock

» Comparative headline rents and yields

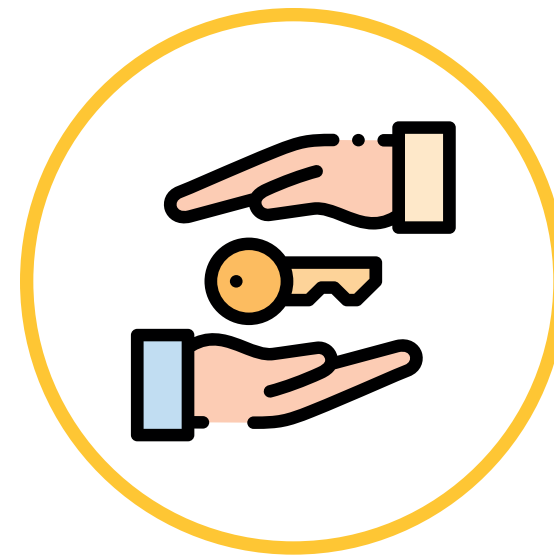
» London and its sub markets:

- West End
- Mid Town
- City
- Fringe
- Docklands



## UK Office Market Indicators & Trends

### Rents



- PAX
- IPMS3
- Demand in London and the regions

### Yields



- Yield forecasts

Thank you for attending.



Next webinar...

# An Introduction to Commercial Leases

**23<sup>rd</sup> October 2019** Tune in @11:00am GMT

To enrol onto our next webinar contact:

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