IRISH COMMERCIAL PROPERTY PRIME RENTS & YIELDS MONITOR

2017, OUTLOOK 2018

CUSHMAN & WAKEFIELD
COMMERCIAL PARTNER OF SHERRY FITZGERALD

OVERVIEW

The following report monitors rent and yield movements in the core Irish commercial property sectors of offices, industrial and retail.

Based on prime property, this analysis provides current and forward looking estimated movements in rental and yield variables. Five-year forecasts for each property sector in Dublin are produced using a rigorous econometric model, combined with a qualitative analysis based on local market expertise. A similar analysis is carried out for the regional centres of Cork, Limerick and Galway, reflecting market dynamics and local market insight.

Irish commercial property saw another positive year in 2017, with moderate growth in rental levels across all sectors, combined with slight yield compression. Irish commercial property continues to look attractive, as evidenced by the above-trend turnover recorded in the Irish investment market in 2017, in conjunction with continued robust demand in the office, industrial and retail occupier markets.

OFFICE
€646

DUBLIN PRIME OFFICE RENTS ARE EXPECTED TO STAND AT €646 PER SQ M DURING 2018.
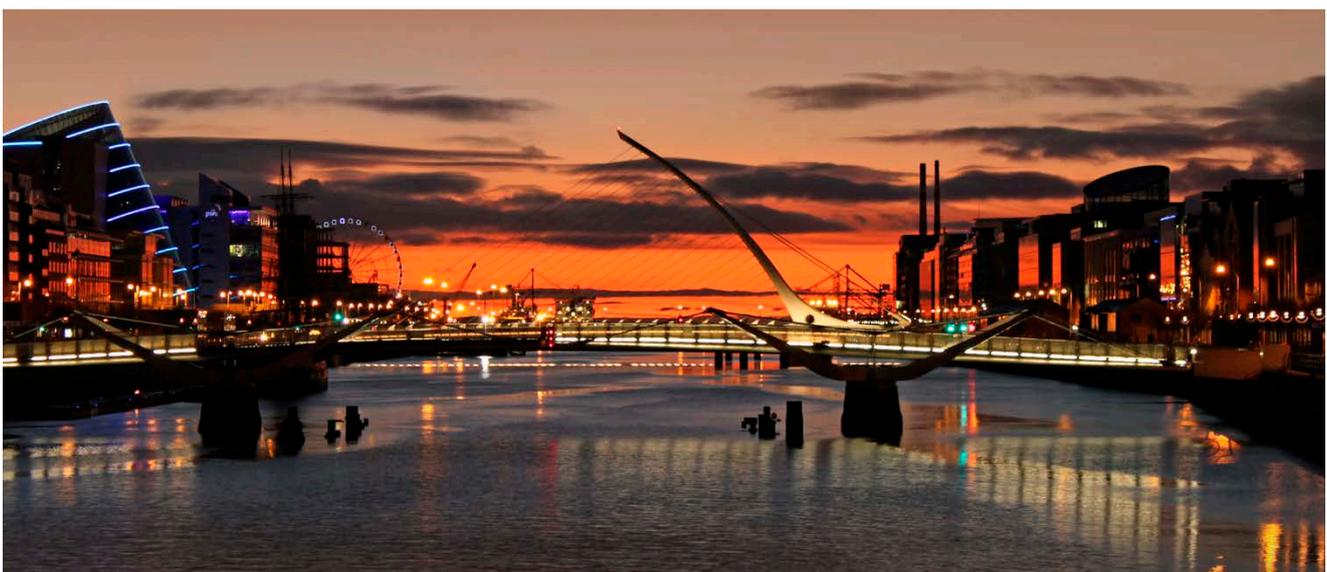
RETAIL
€6,750

HEADLINE ZONE A PRIME RENTS ON GRAFTON STREET STOOD AT €6,750 PER SQ M PER ANNUM AT YEAR END 2017.

INDUSTRIAL
€98

PRIME DUBLIN INDUSTRIAL RENTS ARE FORECAST TO INCREASE TO €98 PER SQ M PER ANNUM, BY YEAR END 2018.

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