

TOCS 2024 SUMMARY COST BREAKDOWN

NEW BUILDING

COSTS £ per sq ft NIA per annum	Net Effective Rent	Rates	Annualised costs	Hard / Soft FM	Management Fees	TOTAL / sq ft	Total Per Workstation (100 sq ft)
Aberdeen	£30.06	£10.28	£9.83	£33.16	£2.03	£85.36	£8,536
Basingstoke	£28.05	£13.10	£10.68	£32.12	£1.87	£85.83	£8,583
Belfast	£22.50	£10.10	£9.83	£30.48	£1.75	£74.67	£7,467
Birmingham	£35.06	£15.64	£9.83	£31.79	£2.19	£94.51	£9,451
Bournemouth	£27.00	£7.09	£9.83	£31.92	£1.85	£77.69	£7,769
Bracknell	£25.99	£8.62	£10.68	£32.03	£1.96	£79.29	£7,929
Brighton	£37.93	£9.84	£10.68	£32.33	£2.19	£92.98	£9,298
Bristol	£40.40	£11.60	£9.83	£32.14	£2.27	£96.24	£9,624
Cambridge	£60.80	£19.61	£10.68	£31.68	£2.72	£125.50	£12,550
Cardiff	£22.32	£9.60	£9.83	£31.54	£1.77	£75.06	£7,506
Crawley	£30.63	£11.21	£10.68	£31.94	£1.84	£86.31	£8,631
Croydon	£37.19	£15.51	£10.68	£32.13	£2.15	£97.66	£9,766
Edinburgh	£43.88	£12.81	£9.83	£33.62	£2.38	£102.52	£10,252
Exeter	£23.13	£7.09	£9.83	£31.64	£1.81	£73.50	£7,350
Farnborough	£30.00	£11.40	£10.68	£31.99	£1.94	£86.01	£8,601
Glasgow	£33.30	£12.94	£9.83	£33.57	£2.06	£91.71	£9,171
Guildford	£37.13	£14.82	£10.68	£32.41	£2.19	£97.24	£9,724
Heathrow	£34.56	£14.40	£10.68	£33.01	£2.15	£94.81	£9,481
High Wycombe	£23.51	£12.61	£10.68	£31.95	£1.83	£80.59	£8,059
Leeds	£37.00	£11.72	£9.83	£31.57	£2.10	£92.22	£9,222
Leicester	£16.50	£7.36	£9.83	£31.18	£1.61	£66.49	£6,649
Liverpool	£23.38	£6.93	£9.83	£31.40	£1.77	£73.31	£7,331
London - City	£70.13	£32.91	£11.54	£34.53	£3.41	£152.52	£15,252
London - Docklands	£41.71	£24.97	£11.54	£34.25	£2.57	£115.04	£11,504
London - Hammersmith	£51.75	£26.41	£11.54	£34.18	£2.73	£126.60	£12,660
London - Midtown	£66.00	£24.00	£11.54	£34.52	£3.33	£139.39	£13,939
London - Southbank	£66.00	£32.83	£11.54	£34.19	£3.28	£147.83	£14,783
London - West End Core	£138.88	£57.72	£11.54	£34.76	£4.95	£247.85	£24,785
London - West End non-core	£82.48	£48.19	£11.54	£34.41	£3.85	£180.47	£18,047
Luton	£23.85	£7.98	£10.68	£31.84	£2.11	£76.47	£7,647
Maidenhead	£43.31	£16.95	£10.68	£31.96	£2.22	£105.13	£10,513
Maidstone	£27.29	£9.71	£10.68	£31.85	£1.84	£81.38	£8,138
Manchester	£41.63	£15.62	£9.83	£31.86	£2.36	£101.30	£10,130
Milton Keynes	£26.36	£7.50	£10.68	£31.97	£1.87	£78.38	£7,838
Newcastle	£27.47	£11.08	£9.83	£31.35	£1.92	£81.66	£8,166
Northampton	£20.25	£6.59	£9.83	£31.18	£1.72	£69.58	£6,958
Norwich	£14.03	£6.91	£9.83	£30.83	£1.53	£63.14	£6,314
Nottingham	£24.06	£7.14	£9.83	£31.08	£1.78	£73.90	£7,390
Oxford	£58.74	£10.88	£10.68	£32.36	£2.95	£115.62	£11,562
Portsmouth	£32.38	£10.06	£10.68	£31.66	£1.96	£86.75	£8,675
Preston	£17.50	£4.74	£9.83	£31.38	£1.63	£65.08	£6,508
Reading	£46.20	£15.34	£10.68	£31.99	£2.19	£106.40	£10,640
Richmond	£53.19	£24.12	£10.68	£32.65	£2.83	£123.48	£12,348
Sheffield	£30.67	£8.97	£9.83	£31.54	£1.85	£82.86	£8,286
Slough	£31.97	£13.52	£10.68	£32.27	£2.13	£90.57	£9,057
Southampton	£32.38	£12.07	£10.68	£31.86	£2.11	£89.11	£8,911
St Albans	£39.31	£14.92	£10.68	£32.01	£2.34	£99.26	£9,926
Staines	£33.25	£17.13	£10.68	£32.12	£2.15	£95.34	£9,534
Swansea	£12.40	£5.60	£9.83	£31.44	£1.81	£61.08	£6,108
Swindon	£18.56	£9.08	£9.83	£31.67	£1.69	£70.83	£7,083
Uxbridge	£31.50	£10.00	£10.68	£32.93	£2.11	£87.23	£8,723
Warrington	£21.00	£7.90	£9.83	£31.59	£1.60	£71.92	£7,192
Watford	£39.60	£13.15	£10.68	£32.17	£2.14	£97.75	£9,775
Woking	£33.00	£15.14	£10.68	£32.03	£2.10	£92.95	£9,295

20-YEAR OLD BUILDING

Net Effective Rent	Rates	Annualised costs	Hard / Soft FM	Management Fees	TOTAL / sq ft	Total Per Workstation (100 sq ft)
£20.56	£8.81	£9.84	£37.20	£1.74	£78.15	£7,815
£16.91	£10.11	£10.69	£36.44	£1.57	£75.71	£7,571
£16.65	£8.90	£9.84	£35.04	£1.58	£72.01	£7,201
£26.80	£10.59	£9.84	£36.22	£1.96	£85.40	£8,540
£17.85	£5.66	£9.84	£36.26	£1.70	£71.31	£7,131
£19.80	£7.60	£10.69	£36.29	£1.70	£76.08	£7,608
£28.80	£9.56	£10.69	£36.60	£1.94	£87.59	£8,759
£34.13	£9.82	£9.84	£36.46	£2.05	£92.30	£9,230
£37.00	£16.83	£10.69	£36.03	£2.23	£102.77	£10,277
£14.59	£9.02	£9.84	£35.87	£1.51	£70.82	£7,082
£23.51	£10.12	£10.69	£36.29	£1.67	£82.27	£8,227
£28.44	£13.96	£10.69	£36.30	£1.91	£91.30	£9,130
£30.88	£11.42	£9.84	£37.71	£1.97	£91.81	£9,181
£19.89	£5.26	£9.84	£35.93	£1.70	£72.62	£7,262
£22.00	£9.11	£10.69	£36.22	£1.69	£79.72	£7,972
£25.75	£8.08	£9.84	£37.73	£1.90	£83.29	£8,329
£24.75	£13.59	£10.69	£36.70	£1.77	£87.50	£8,750
£24.50	£10.74	£10.69	£37.31	£1.90	£85.14	£8,514
£17.33	£4.86	£10.69	£36.22	£1.64	£70.74	£7,074
£27.75	£9.33	£9.84	£35.95	£1.81	£84.67	£8,467
£15.26	£5.44	£9.84	£35.58	£1.57	£67.69	£6,769
£16.50	£6.61	£9.84	£35.78	£1.61	£70.34	£7,034
£44.00	£22.51	£11.54	£38.74	£2.48	£119.26	£11,926
£23.20	£17.63	£11.54	£38.49	£1.92	£92.77	£9,277
£33.00	£24.85	£11.54	£38.38	£2.19	£109.96	£10,996
£47.85	£20.99	£11.54	£38.73	£2.62	£121.72	£12,172
£42.90	£23.54	£11.54	£38.41	£2.53	£118.91	£11,891
£66.00	£52.44	£11.54	£38.98	£3.19	£172.15	£17,215
£57.75	£30.81	£11.54	£38.62	£2.99	£141.71	£14,171
£13.50	£7.77	£10.69	£36.19	£1.93	£70.08	£7,008
£25.58	£12.69	£10.69	£36.26	£1.93	£87.14	£8,714
£16.50	£8.72	£10.69	£36.20	£1.63	£73.74	£7,374
£29.75	£11.25	£9.84	£36.30	£2.03	£89.16	£8,916
£22.20	£5.57	£10.69	£36.35	£1.75	£76.55	£7,655
£22.75	£9.80	£9.84	£35.70	£1.79	£79.88	£7,988
£13.88	£5.56	£9.84	£35.57	£1.49	£66.33	£6,633
£10.73	£5.58	£9.84	£35.26	£1.43	£62.83	£6,283
£16.50	£4.41	£9.84	£35.49	£1.60	£67.84	£6,784
£43.94	£10.84	£10.69	£36.73	£2.26	£104.45	£10,445
£21.88	£10.01	£10.69	£36.03	£1.75	£80.36	£8,036
£9.63	£3.20	£9.84	£35.79	£1.39	£59.84	£5,984
£27.23	£10.64	£10.69	£36.39	£1.93	£86.88	£8,688
£44.55	£21.83	£10.69	£36.93	£2.47	£116.47	£11,647
£18.50	£5.36	£9.84	£35.67	£1.58	£70.95	£7,095
£20.63	£9.20	£10.69	£36.65	£1.61	£78.78	£7,878
£26.36	£10.01	£10.69	£36.23	£1.91	£85.19	£8,519
£30.06	£14.40	£10.69	£36.38	£2.03	£93.56	£9,356
£23.10	£14.54	£10.69	£36.50	£1.90	£86.73	£8,673
£8.25	£2.99	£9.84	£35.81	£1.51	£58.40	£5,840
£12.40	£6.55	£9.84	£36.08	£1.49	£66.36	£6,636
£21.00	£7.19	£10.69	£37.29	£1.81	£77.98	£7,798
£14.85	£5.10	£9.84	£35.99	£1.45	£67.22	£6,722
£27.47	£13.05	£10.69	£36.51	£1.98	£89.70	£8,970
£24.34	£13.09	£10.69	£36.31	£1.73	£86.16	£8,616