

# Capital value declines slow for all UK Commercial Property in November

All property	1 month	YTD	Retail	Office	Industrial
Total return	-5.1%	-6.7%	▼ -3.9% <small>mom</small>	▼ -4.1% <small>mom</small>	▼ -7.4% <small>mom</small>
Capital growth	-5.5%	-10.6%	▼ -4.4% <small>mom</small>	▼ -4.5% <small>mom</small>	▼ -7.8% <small>mom</small>
Rental value growth	0.5%	4.5%	▼ 0.0% <small>mom</small>	▲ 0.6% <small>mom</small>	▲ 1.0% <small>mom</small>
Equivalent Yield	30bps	79bps	27bps <small>mom</small>	27bps <small>mom</small>	41bps <small>mom</small>

Source: CBRE Research 2022

Note: Arrows indicate change from previous month

## Contact

**Nick Baring**  
Senior Analyst  
UK Research  
+44 777 876 8818  
nick.baring@cbre.com

**Jennet Siebrits**  
Head of Research  
UK Research  
+44 207 182 2066  
jennet.siebrits@cbre.com+

## Further resources

The CBRE Monthly Index is the fastest available monitor of UK commercial property performance, with a 20 year history. To find out more, visit [cbre.co.uk](https://www.cbre.co.uk). To book a free place on the monthly conference call that explores the market forces behind the data, [click here](#).

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## Commentary

Capital values decreased 5.5% across all UK Commercial property in November 2022, according to the latest CBRE Monthly Index. Throughout the month, rental value growth was 0.5%. Total returns were -5.1%.

In November, Retail capital values declined by 4.4%. Standard Shops reported capital value growth of -4.3%. This was driven by Shops in Rest of UK reporting 5.8% capital value decline, while capital values for Shops in the South East decreased 3.9%. Retail Warehouses recorded a decline of 4.6%. Capital values for Shopping Centres also fell -3.9%. In November, rental value growth was flat for the Retail sector. Retail Warehouses reported positive rental growth of 0.1%. However, Standard Shop rental values decreased 0.1%, and Shopping Centre rental values declined 0.2%. Total returns for the sector were -3.9% in November.

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The Office sector posted a capital value fall of 4.5% in November. Again, Central London offices reported much lower capital value declines compared with Outer London/M25 offices, posting -4.2% and -5.9% respectively. Capital values for offices in the Rest of the UK also reported a 4.6% decrease over the month. Rental values for the Office sector increased 0.6% in November. Central London and Offices in the Rest of UK reported the largest rental value increases, with 0.7% and 0.5% respectively. Outer London/M25 offices recorded lower rental value growth of 0.2%. For the month, total returns were -4.1% for the Office sector.

In November, the Industrial sector posted the highest capital value decrease at -7.8%. Industrials in the South East continue to report greater falls in capital value growth at -8.8%, compared with -5.9% for Industrials in the Rest of the UK. Industrial rental value growth was 1.0% for November. Rental value growth was led by a 1.1% rental increase in Industrials in the South East, while Industrials in the Rest of the UK reported 0.7% rental value growth. In November, Industrial total returns were -7.4%.