

TOCS 2023 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	£10.27	£9.59	£31.97	£2.03	£83.93	£8,393
Basingstoke	£23.93	£11.11	£10.42	£31.00	£1.87	£78.33	£7,833
Belfast	£21.00	£8.76	£9.59	£29.44	£1.75	£70.55	£7,055
Birmingham	£33.00	£12.83	£9.59	£30.72	£2.19	£88.33	£8,833
Bournemouth	£24.30	£7.91	£9.59	£30.85	£1.85	£74.50	£7,450
Bracknell	£26.40	£8.93	£10.42	£30.94	£1.96	£78.65	£7,865
Brighton	£34.69	£10.46	£10.42	£31.22	£2.19	£88.98	£8,898
Bristol	£35.77	£11.28	£9.59	£31.05	£2.27	£89.96	£8,996
Cambridge	£50.88	£20.17	£10.42	£30.59	£2.72	£114.79	£11,479
Cardiff	£21.46	£9.98	£9.59	£30.48	£1.77	£73.28	£7,328
Crawley	£23.10	£10.36	£10.42	£30.86	£1.84	£76.58	£7,658
Croydon	£32.81	£14.80	£10.42	£31.08	£2.15	£91.26	£9,126
Edinburgh	£41.44	£10.89	£9.59	£32.43	£2.38	£96.74	£9,674
Exeter	£23.13	£9.28	£9.59	£30.55	£1.81	£74.36	£7,436
Farnborough	£25.99	£11.03	£10.42	£30.90	£1.94	£80.28	£8,028
Glasgow	£29.29	£10.92	£9.59	£32.40	£2.06	£84.26	£8,426
Guildford	£33.00	£14.47	£10.42	£31.27	£2.19	£91.34	£9,134
Heathrow	£32.30	£11.61	£10.42	£31.92	£2.15	£88.41	£8,841
High Wycombe	£22.69	£11.04	£10.42	£30.91	£1.83	£76.89	£7,689
Leeds	£30.53	£10.66	£9.59	£30.49	£2.10	£83.37	£8,337
Leicester	£16.50	£7.46	£9.59	£30.16	£1.61	£65.33	£6,533
Liverpool	£21.04	£6.50	£9.59	£30.34	£1.77	£69.24	£6,924
London - City	£68.06	£30.77	£11.25	£33.34	£3.41	£146.83	£14,683
London - Docklands	£42.63	£23.47	£11.25	£33.10	£2.57	£113.01	£11,301
London - Hammersmith	£49.88	£24.82	£11.25	£33.03	£2.73	£121.71	£12,171
London - Midtown	£66.00	£22.56	£11.25	£33.38	£3.33	£136.51	£13,651
London - Southbank	£64.35	£30.86	£11.25	£33.04	£3.28	£142.78	£14,278
London - West End Core	£113.63	£54.26	£11.25	£33.57	£4.95	£217.65	£21,765
London - West End non-core	£81.64	£45.29	£11.25	£33.22	£3.85	£175.25	£17,525
Luton	£21.88	£7.93	£10.42	£30.79	£2.11	£73.13	£7,313
Maidenhead	£33.83	£13.85	£10.42	£30.88	£2.22	£91.20	£9,120
Maidstone	£24.05	£9.91	£10.42	£30.79	£1.84	£77.01	£7,701
Manchester	£39.78	£14.83	£9.59	£30.77	£2.36	£97.33	£9,733
Milton Keynes	£24.75	£8.21	£10.42	£30.89	£1.87	£76.15	£7,615
Newcastle	£25.75	£9.76	£9.59	£30.28	£1.92	£77.31	£7,731
Northampton	£20.25	£6.07	£9.59	£30.11	£1.72	£67.74	£6,774
Norwich	£14.03	£7.97	£9.59	£29.77	£1.53	£62.90	£6,290
Nottingham	£21.88	£7.31	£9.59	£30.02	£1.78	£70.58	£7,058
Oxford	£57.81	£10.85	£10.42	£31.25	£2.95	£113.29	£11,329
Portsmouth	£27.75	£8.74	£10.42	£30.59	£1.96	£79.45	£7,945
Preston	£17.50	£4.80	£9.59	£30.31	£1.63	£63.83	£6,383
Reading	£33.00	£14.94	£10.42	£30.92	£2.19	£91.47	£9,147
Richmond	£54.63	£20.27	£10.42	£31.53	£2.83	£119.69	£11,969
Sheffield	£23.60	£9.02	£9.59	£30.50	£1.85	£74.56	£7,456
Slough	£31.35	£12.21	£10.42	£31.17	£2.13	£87.29	£8,729
Southampton	£32.38	£10.74	£10.42	£30.78	£2.11	£86.43	£8,643
St Albans	£39.31	£13.45	£10.42	£30.92	£2.34	£96.44	£9,644
Staines	£32.81	£14.57	£10.42	£31.03	£2.15	£90.98	£9,098
Swansea	£12.40	£5.42	£9.59	£30.41	£1.81	£59.63	£5,963
Swindon	£18.56	£9.90	£9.59	£30.57	£1.69	£70.31	£7,031
Uxbridge	£31.50	£9.54	£10.42	£31.84	£2.11	£85.41	£8,541
Warrington	£20.35	£7.90	£9.59	£30.53	£1.60	£69.98	£6,998
Watford	£32.85	£12.89	£10.42	£31.08	£2.14	£89.38	£8,938
Woking	£30.53	£13.75	£10.42	£30.94	£2.10	£87.74	£8,774

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	£9.33	£9.59	£36.13	£1.74	£77.36	£7,736
£15.26	£9.09	£10.42	£35.41	£1.57	£71.75	£7,175
£16.20	£6.70	£9.59	£34.08	£1.58	£68.16	£6,816
£26.00	£10.33	£9.59	£35.24	£1.96	£83.12	£8,312
£18.98	£5.53	£9.59	£35.28	£1.70	£71.09	£7,109
£18.98	£8.25	£10.42	£35.29	£1.70	£74.64	£7,464
£27.00	£9.79	£10.42	£35.58	£1.94	£84.74	£8,474
£29.75	£7.55	£9.59	£35.47	£2.05	£84.41	£8,441
£35.00	£15.50	£10.42	£35.03	£2.23	£98.18	£9,818
£13.73	£8.89	£9.59	£34.89	£1.51	£68.61	£6,861
£18.15	£8.56	£10.42	£35.29	£1.67	£74.10	£7,410
£25.81	£10.00	£10.42	£35.34	£1.91	£83.49	£8,349
£28.50	£9.32	£9.59	£36.63	£1.97	£86.01	£8,601
£19.89	£5.21	£9.59	£34.93	£1.70	£71.32	£7,132
£18.56	£8.72	£10.42	£35.23	£1.69	£74.62	£7,462
£24.75	£7.44	£9.59	£36.65	£1.90	£80.34	£8,034
£21.04	£12.48	£10.42	£35.65	£1.77	£81.36	£8,136
£24.75	£8.88	£10.42	£35.94	£1.90	£81.89	£8,189
£17.33	£4.76	£10.42	£35.27	£1.64	£69.42	£6,942
£22.28	£8.83	£9.59	£34.96	£1.81	£77.48	£7,748
£15.26	£5.41	£9.59	£34.65	£1.57	£66.48	£6,648
£16.50	£5.99	£9.59	£34.80	£1.61	£68.49	£6,849
£40.30	£21.04	£11.25	£37.26	£2.48	£112.33	£11,233
£24.27	£16.57	£11.25	£37.04	£1.92	£91.05	£9,105
£33.00	£23.36	£11.25	£36.96	£2.19	£106.75	£10,675
£45.38	£19.72	£11.25	£37.30	£2.62	£116.27	£11,627
£42.90	£22.12	£11.25	£36.98	£2.53	£115.78	£11,578
£61.88	£49.29	£11.25	£37.50	£3.19	£163.11	£16,311
£56.10	£28.96	£11.25	£37.14	£2.99	£136.43	£13,643
£13.50	£7.61	£10.42	£35.22	£1.93	£68.68	£6,868
£25.58	£11.85	£10.42	£35.27	£1.93	£85.05	£8,505
£17.50	£9.03	£10.42	£35.23	£1.63	£73.81	£7,381
£30.06	£10.54	£9.59	£35.30	£2.03	£87.52	£8,752
£21.15	£5.44	£10.42	£35.36	£1.75	£74.12	£7,412
£21.88	£9.02	£9.59	£34.73	£1.79	£77.01	£7,701
£13.50	£5.05	£9.59	£34.58	£1.49	£64.22	£6,422
£10.73	£5.07	£9.59	£34.28	£1.43	£61.11	£6,111
£16.09	£4.67	£9.59	£34.52	£1.60	£66.47	£6,647
£37.00	£9.09	£10.42	£35.71	£2.26	£94.48	£9,448
£21.00	£7.32	£10.42	£35.04	£1.75	£75.54	£7,554
£9.63	£2.77	£9.59	£34.80	£1.39	£58.19	£5,819
£25.58	£10.39	£10.42	£35.41	£1.93	£83.72	£8,372
£42.75	£17.78	£10.42	£35.91	£2.47	£109.33	£10,933
£15.57	£4.79	£9.59	£34.73	£1.58	£66.26	£6,626
£16.50	£8.78	£10.42	£35.65	£1.61	£72.96	£7,296
£26.36	£9.76	£10.42	£35.23	£1.91	£83.68	£8,368
£30.06	£10.68	£10.42	£35.37	£2.03	£88.57	£8,857
£24.75	£10.60	£10.42	£35.51	£1.90	£83.18	£8,318
£8.25	£2.85	£9.59	£34.87	£1.51	£57.07	£5,707
£12.67	£8.07	£9.59	£35.07	£1.49	£66.89	£6,689
£22.75	£7.21	£10.42	£35.90	£1.81	£78.09	£7,809
£14.66	£5.10	£9.59	£35.02	£1.45	£65.83	£6,583
£27.47	£11.29	£10.42	£35.51	£1.98	£86.67	£8,667
£19.80	£11.38	£10.42	£35.32	£1.73	£78.65	£7,865