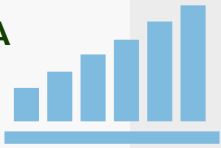


## Significant five year growth in the tech sector <sup>(1)</sup>

TECH GVA

**£1.4 billion**



GROWTH TO 2022

**+20%**

TECH WORKFORCE

**19,800**



GROWTH TO 2022

**+6%**

Tech = Information and communications technology  
Data relates to Leeds City Council local authority area

## Core business types <sup>(2)</sup>



DIGITAL ADVERTISING & MARKETING



APP & SOFTWARE DEVELOPMENT



DIGITAL MEDIA & ENTERTAINMENT



E-COMMERCE & MARKETPLACE

## Where are tech businesses locating in Leeds?



### START-UP HUBS

- Innovation Centre
- Duke Studios
- Entrepreneurial Spark Leeds
- Futurelabs
- The Nexus



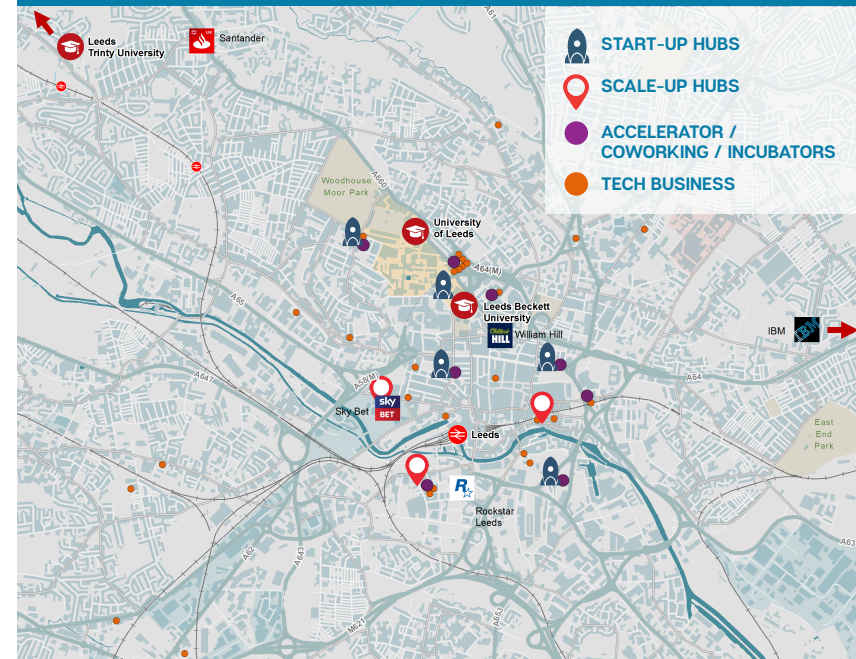
### SCALE-UP HUBS

- Southbank
- Holbeck Urban Village
- Round Foundry / Marshalls Mills
- The Calls
- Out of town

### NOTABLE COMPANIES

- IBM
- Santander
- Rockstar Leeds
- Sky Bet

## Distribution of tech businesses <sup>(4)</sup>



**55%** of tech companies say that access to commercial property is a benefit of the cluster <sup>(2)</sup>



# Current property conditions (5)



**RED** = Conditions favour landlords

**AMBER** = Conditions are balanced

**GREEN** = Conditions favour tech firms

Leeds offers tech businesses office choice, availability and affordability within a deep pool of talent. It is an active market with a lot of occupiers seeking space but new office supply brings opportunity for businesses.

## QUALITY FLOORSPACE IS AVAILABLE



OFFICE VACANCY RATE  
**5.8%**



TOP QUALITY OFFICE VACANCY RATE  
**3.2%**

12-MONTH OUTLOOK



## MORE AFFORDABLE THAN OTHER TECH CLUSTERS



PRIME OFFICE RENTS  
**£27**

Per square foot per annum



ANNUAL INCREASE  
**+3.6%**

Forecast to December 2017

12-MONTH OUTLOOK



## CHOICE FOR TECH FIRMS HAS INCREASED



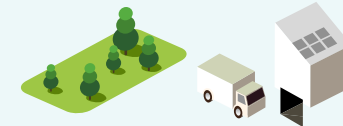
ANNUAL CHANGE IN VACANT OFFICE SPACE  
**+45%**

The amount of office space available to rent has increased over the last year. Competition for space is expected to grow going forward reflecting the attraction of the city.

12-MONTH OUTLOOK



## CHOICE FOR BUSINESSES IS A BENEFIT



A large pipeline of office development brings choice for tech start-ups and scale-ups in the next few years. This includes the University of Leeds' The Nexus which is due to open in 2018 and aims to cater specifically tech, research and creative start-ups.

12-MONTH OUTLOOK



## Six tech property trends



### LIFESTYLE

Attractive to tech talent given affordability, amenity, accessibility and entertainment



### NORTHERN EXPOSURE

Exposed surfaces and materials in flexible space are the workspaces of choice for the tech sector



### HEAVY HITTERS

Reflecting talent demand, offices are increasingly user focused and fitted out in non-traditional ways



### PROFILE

Growing national and international awareness of this cluster is assisting local tech businesses



### COALESCENCE

The start-up community has traditionally been disparate but is now clustering on key hubs



### IXLEEDS

The only UK exchange outside of London provides internet independence

## What will it cost you? (5)

### AVERAGE SALARY

**£35,170**

### OFFICE RENT / RATES

**£5,844**

Leeds offers choice at an affordable cost. As the battle for talent becomes more intense the city makes a competitive pitch to both tech companies and talent.



### ALL IN COST

**£41,015**

REFERENCES: (1) Oxford Economics, (2) Tech City UK, (3) TechBritain, (4) JLL, (5) UK Cost Calculator, JLL

## A TECH NATION SERIES

TECH NATION 2017

From TECH CITY

In partnership with JLL

@TechCityUK

facebook.com/TechCityUK

techcityuk.com

@JLLUK

facebook.com/jll

jll.co.uk