

Report Price: £995.00 | \$1611.35 | €1263.96

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.



Combining insight with foresight

"Taking advantage of burgeoning start-up communities and increasing customer service orientation are just two ways in which serviced office operators can position themselves to exploit growing demand."

— Ben Harris, Industrial Analyst

### This report looks at the following areas:

- How are trends in working practices going to change the nature of demand for serviced office space?
- What regions are most likely to generate growth in demand for serviced office and business centre operators over the next five years?
- What can serviced office operators do to generate additional revenue streams out of existing office space?
- How can serviced office operators exploit technology to capture new customers and make more efficient use of workspace?

Serviced offices are commercial buildings providing short-term contract accommodation, including reception services, furniture, telephony and information technology infrastructure.

BUY THIS REPORT NOW

VISIT: store.mintel.com

CALL: EMEA +44 (0) 20 7606 4533

> Brazil 0800 095 9094

Americas +1 (312) 943 5250

+61 (0) 2 8284 8100

EMAIL: reports@mintel.com

DID YOU KNOW?

This report is part of a series of reports, produced to provide you with a more holistic view of this market



Report Price: £995.00 | \$1611.35 | €1263.96

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.

### **Table of Contents**

#### **Executive Summary**

The market

Accelerating service sector fuelling office demand

Figure 1: UK market for serviced offices, 2010-14

Regus rolling out lead in serviced office locations

Figure 2: UK serviced office providers, by number of locations, 2014

Bright outlook for business centre demand

Figure 3: Forecast UK market for serviced offices, 2015-19

Market factors

Urbanisation and the rise of the third place

Technology and financial services companies driving start-up growth

Figure 4: Business births in the UK, by sector, 2009-12

Operators in position to exploit corporate co-working demand

Companies

Avanta Serviced Office Group focuses on London launches

Acquisition bandwagon rolls on for Regus

What we think

#### Introduction

Issues in the market

Definitions

Methodology

Abbreviations

Market positioning

The customer

The supplier

UK Economy

Key points

Overview

Inflation

Interest rates

Business investment

Market Factors

Key points

Macro-economic trends and the service sector

Figure 5: Growth in UK economic output, 2010-14

International business investment



VISIT: store.mintel.com

CALL: EMEA +44 (0) 20 7606 4533 | Brazil 0800 095 9094

EMAIL: reports@mintel.com



Report Price: £995.00 | \$1611.35 | €1263.96

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.

#### The SME sector and start-ups

Figure 6: Growth in newly incorporated companies in the UK, 2013-14

Business rates

The local economy

Home working demand

Figure 7: Number of home workers in the UK, January to March, 2010-14

Market Size

Key points

Confidence and rising demand fuelling capacity expansion

Figure 8: UK market for serviced offices, 2010-14

Start-up and service sector growth underpinning demand

Third place locations continue to grow in line with increased mobile working

Co-working gradually attracting major serviced providers

Market Trends

Key points

Urbanisation leading to new design and locations

Start-up population continues to grow

Figure 9: Business births in the UK, 2009-12

Figure 10: Business births in the UK, by region 2009-12

Figure 11: Business births in the UK, by sector 2009-12

Public sector investment to prompt regional growth opportunities

Figure 12: Regional serviced office supply and distribution of private enterprises in the UK, 2014

Co-working demand presents new revenue opportunities

Prices rising across the commercial property rental sector

Figure 13: Price index for companies operating in the property rentals industry, 2010-14

Industry Structure

Key points

Industry development

Acquisition extends Regus' dominance by locations

Figure 14: UK serviced office providers, by number of locations, 2014

Further consolidation in the industry

Staffing levels rising marginally

Avanta Serviced Office Group

Recent company activity

Figure 15: Financial analysis of Avanta Serviced Office Group, 2009-13

**Basepoint Centres** 

Recent company activity

Figure 16: Financial analysis of Basepoint Centres, 2009-13

BUY THIS REPORT NOW VISIT: store.mintel.com

CALL: EMEA +44 (0) 20 7606 4533 | Brazil 0800 095 9094

EMAIL: reports@mintel.com



Report Price: £995.00 | \$1611.35 | €1263.96

The above prices are correct at the time of publication, but are subject to change due to currency fluctuations.

Bizspace

Recent company activity

Figure 17: Financial analysis of Bizspace, 2008-12

Bruntwood

Recent company activity

Figure 18: Financial analysis of Bruntwood Group 2009-13

Citibase

Recent company activity

Figure 19: Financial analysis of Citibase, 2009-13

**Executive Communication Centres** 

Figure 20: Financial analysis of Executive Communication Centres, 2009-13

**Executive Offices** 

Recent company activity

Figure 21: Financial analysis of Executive Offices, 2008-12

Forsyth Business Centres

Figure 22: Financial analysis of Forsyth Business Centres UK, 2009-13

Landmark

Recent company activity

Figure 23: Financial analysis of Landmark, 2009-13

Regus

Recent company activity

Figure 24: Financial analysis of Regus plc, 2009-13

Figure 25: Financial breakdown of Regus plc, 2011-13

Forecast

Key points

Market size

Buoyant operators anticipating rising revenues

Economic indicators boost serviced office optimism

Figure 26: Forecast UK market for serviced offices, 2015-19

Industry

Making more effective use of workspaces

Share and share alike

Exploiting demand for local community working

Further Sources & Contacts

Trade Associations

BUY THIS REPORT NOW VISIT: store.mintel.com

CALL: EMEA +44 (0) 20 7606 4533 | Brazil 0800 095 9094 Americas +1 (312) 943 5250 | APAC +61 (0) 2 8284 8100

EMAIL: reports@mintel.com