

PropCost 2026

Detailed analysis





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Section 1 - Three year review

i Analysis by EPC rating

Data tables

The dataset has been cut by the energy efficiency certificate (EPC) of each service charge to reflect the impact of this rating on costs.

Service charges data for offices without air conditioning has not been included in the three-year trend analysis due to the relative sample size.

Where a zero appears in our table of median values this means that the average value per sq. ft. was too small to report when reported to two decimal places, or there were no values found at all.

Offices dataset

Air con.	A	B	C	D	E to G	Total
Yes	23	104	75	45	9	256
No	1	16	10	13	4	44
Total	24	120	85	58	13	300

Shopping centres dataset

	A and B	C	D to G	Total
Yes	18	13	6	37
No	2	2	8	12
Total	20	15	14	49

Retail parks dataset

	A and B	C	D to G	Total
Total	96	24	19	139

Industrial parks dataset

	A and B	C	D to G	Total
Total	82	74	63	219

Section 1 - Three year review

Office analysis by EPC rating

Median values analysed by EPC

Median cost value for each cost category and class across the three periods cut by EPC rating. See methodology for calculation methods.

EPC rating group category	A and B			C			D to G		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.61	0.64	0.65	0.69	0.73	0.78	0.75	0.82	0.81
Accounting fees	0.04	0.04	0.05	0.04	0.05	0.05	0.05	0.05	0.05
Site-management resources	1.20	1.42	1.38	0.74	0.90	0.94	0.99	0.86	0.88
Professional fees	0.14	0.17	0.18	0.13	0.20	0.20	0.14	0.15	0.18
Management total	1.99	2.27	2.26	1.60	1.88	1.97	1.93	1.88	1.92
Utilities									
Electricity	1.05	1.24	1.31	1.27	1.11	0.95	1.36	1.66	1.62
Gas	0.43	0.28	0.23	0.51	0.35	0.29	0.78	0.65	0.57
Fuel oil	0.01	0.03	0.04	0.02	0.01	0.03	0.02	0.01	0.08
Water	0.12	0.11	0.16	0.10	0.12	0.17	0.13	0.13	0.14
Utility consultancy	0.06	0.07	0.09	0.08	0.11	0.11	0.07	0.11	0.12
Utilities total	1.67	1.73	1.83	1.98	1.70	1.55	2.36	2.56	2.53
Soft Services									
Security	1.26	1.36	1.38	1.26	1.40	1.32	1.23	1.34	1.15
Cleaning and sustainability	1.09	1.22	1.28	1.03	1.10	1.22	1.10	1.29	1.33
Landscaping and environment	0.06	0.08	0.07	0.05	0.06	0.07	0.05	0.04	0.08
Marketing and promotions	0.03	0.03	0.05	0.03	0.03	0.04	0.04	0.04	0.03
Soft services total	2.44	2.69	2.78	2.37	2.59	2.65	2.42	2.71	2.59
Hard Services									
Mechanical and electrical services (M&E)	1.80	2.13	2.39	2.05	1.91	2.21	2.48	2.41	2.38
Lifts and escalators	0.16	0.18	0.20	0.17	0.20	0.22	0.22	0.20	0.21
Suspended-access equipment	0.03	0.02	0.05	0.03	0.03	0.04	0.03	0.01	0.02
Fabric repairs and maintenance	0.38	0.47	0.53	0.32	0.45	0.39	0.35	0.56	0.29
Hard services total	2.37	2.80	3.17	2.57	2.59	2.86	3.08	3.18	2.90
Insurance									
Engineering insurance	0.04	0.03	0.04	0.03	0.04	0.03	0.03	0.05	0.03
All-risks insurance cover	0.02	0.02	0.02	0.02	0.02	0.02	0.03	0.03	0.02
Insurance total	0.06	0.05	0.06	0.05	0.06	0.05	0.06	0.08	0.05
Grand total	8.53	9.54	10.10	8.57	8.82	9.08	9.85	10.41	9.99

Office analysis by EPC rating

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

Shopping centre analysis by EPC rating

Median values analysed by EPC

Median cost value for each cost category and class across the three periods cut by EPC rating. See methodology for calculation methods.

EPC rating group category	A and B			C			D to G		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.32	0.32	0.33	0.28	0.33	0.33	0.38	0.35	0.38
Accounting fees	0.01	0.01	0.02	0.02	0.02	0.02	0.01	0.02	0.02
Site-management resources	0.57	0.60	0.56	0.53	0.58	0.62	0.76	0.83	0.89
Professional fees	0.04	0.05	0.04	0.13	0.08	0.09	0.05	0.08	0.05
Management total	0.94	0.98	0.95	0.96	1.01	1.06	1.20	1.28	1.34
Utilities									
Electricity	0.23	0.26	0.21	0.30	0.39	0.32	0.30	0.29	0.34
Gas	0.02	0.04	0.04	0.02	0.02	0.02	0.13	0.04	0.04
Fuel oil	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
Water	0.04	0.04	0.03	0.03	0.03	0.03	0.03	0.04	0.08
Utility consultancy	0.02	0.00	0.01	0.02	0.01	0.02	0.01	0.02	0.01
Utilities total	0.31	0.34	0.29	0.37	0.45	0.39	0.47	0.40	0.48
Soft Services									
Security	1.13	1.23	1.42	1.00	1.12	1.28	1.10	1.19	1.09
Cleaning and sustainability	0.79	0.83	0.94	0.84	0.97	1.06	0.97	0.95	1.03
Landscaping and environment	0.15	0.16	0.14	0.13	0.12	0.13	0.16	0.16	0.16
Marketing and promotions	0.08	0.09	0.09	0.24	0.23	0.23	0.16	0.23	0.23
Soft services total	2.15	2.31	2.59	2.21	2.44	2.70	2.39	2.53	2.51
Hard Services									
Mechanical and electrical services (M&E)	0.30	0.43	0.46	0.38	0.51	0.49	0.49	0.52	0.56
Lifts and escalators	0.05	0.07	0.05	0.13	0.14	0.07	0.09	0.07	0.09
Suspended-access equipment	0.00	0.02	0.00	0.06	0.04	0.29	0.01	0.06	0.14
Fabric repairs and maintenance	0.20	0.21	0.17	0.39	0.31	0.29	0.21	0.35	0.30
Hard services total	0.55	0.73	0.68	0.96	1.00	1.14	0.80	1.00	1.09
Insurance									
Engineering insurance	0.01	0.01	0.01	0.02	0.01	0.06	0.00	0.02	0.01
All-risks insurance cover	0.01	0.01	0.01	0.02	0.02	0.00	0.03	0.04	0.04
Insurance total	0.02	0.02	0.02	0.04	0.03	0.06	0.03	0.06	0.05
Grand total	3.97	4.38	4.53	4.54	4.93	5.35	4.89	5.27	5.47

Shopping centre analysis by EPC rating

Percentage value for each cost category and class as a proportion of overall costs.

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Section 1 - Three year review

Retail park analysis by EPC rating

Median values analysed by EPC

Median cost value for each cost category and class across the three periods cut by EPC rating. See methodology for calculation methods.

EPC rating group category	A and B			C			D to G		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.10	0.11	0.13	0.12	0.14	0.16	0.10	0.12	0.13
Accounting fees	0.02	0.02	0.02	0.02	0.02	0.03	0.02	0.02	0.02
Site-management resources	0.12	0.13	0.14	0.18	0.17	0.17	0.12	0.13	0.12
Professional fees	0.03	0.03	0.03	0.04	0.05	0.06	0.03	0.03	0.02
Management total	0.27	0.29	0.32	0.36	0.38	0.42	0.27	0.30	0.29
Utilities									
Electricity	0.08	0.09	0.08	0.09	0.09	0.07	0.14	0.10	0.12
Gas	0.01	0.02	0.02	0.16	0.03	0.04	0.00	0.00	0.00
Fuel oil	0.00	0.00	0.00					0.01	0.01
Water	0.00	0.00	0.00	0.01	0.01	0.01	0.09	0.09	0.07
Utility consultancy	0.01	0.01	0.01	0.01	0.01	0.02	0.00	0.00	0.01
Utilities total	0.10	0.12	0.11	0.27	0.14	0.14	0.23	0.20	0.21
Soft Services									
Security	0.15	0.19	0.16	0.21	0.38	0.33	0.10	0.11	0.15
Cleaning and sustainability	0.19	0.28	0.29	0.22	0.19	0.25	0.31	0.28	0.38
Landscaping and environment	0.16	0.17	0.20	0.11	0.13	0.17	0.23	0.19	0.29
Marketing and promotions	0.02	0.02	0.02	0.05	0.03	0.03	0.40	0.38	0.22
Soft services total	0.52	0.66	0.67	0.59	0.73	0.78	1.04	0.96	1.04
Hard Services									
Mechanical and electrical services (M&E)	0.13	0.14	0.14	0.15	0.20	0.10	0.17	0.17	0.24
Lifts and escalators	0.06	0.05	0.04	0.01	0.01	0.02	0.03	0.03	0.10
Suspended-access equipment							0.01	0.00	0.00
Fabric repairs and maintenance	0.20	0.21	0.25	0.21	0.32	0.42	0.22	0.25	0.36
Hard services total	0.39	0.40	0.43	0.37	0.53	0.54	0.43	0.45	0.70
Insurance									
Engineering insurance	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01
All-risks insurance cover	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.01	0.03
Insurance total	0.01	0.01	0.01	0.01	0.01	0.02	0.03	0.02	0.04
Grand total	1.29	1.48	1.54	1.60	1.79	1.90	2.00	1.93	2.28

Retail park analysis by EPC rating

Percentage value for each cost category and class as a proportion of overall costs.

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Section 1 - Three year review

Industrial park analysis by EPC rating

Median values analysed by EPC

Median cost value for each cost category and class across the three periods cut by EPC rating. See methodology for calculation methods.

EPC rating group category	A and B			C			D to G		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.10	0.10	0.13	0.08	0.09	0.10	0.08	0.10	0.10
Accounting fees	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Site-management resources	0.09	0.10	0.12	0.08	0.09	0.09	0.10	0.10	0.11
Professional fees	0.02	0.02	0.02	0.02	0.02	0.01	0.02	0.02	0.02
Management total	0.22	0.23	0.28	0.19	0.21	0.21	0.21	0.23	0.24
Utilities									
Electricity	0.02	0.03	0.02	0.02	0.03	0.03	0.03	0.04	0.02
Gas	0.20	0.13	0.09	0.21	0.07	0.02	0.26	0.00	0.00
Water	0.01	0.01	0.03	0.02	0.03	0.01	0.05	0.05	0.06
Utility consultancy	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01
Utilities total	0.23	0.17	0.14	0.25	0.13	0.07	0.35	0.10	0.09
Soft Services									
Security	0.18	0.15	0.19	0.17	0.11	0.14	0.18	0.21	0.17
Cleaning and sustainability	0.07	0.07	0.06	0.04	0.04	0.05	0.05	0.05	0.05
Landscaping and environment	0.09	0.09	0.10	0.09	0.09	0.10	0.09	0.09	0.10
Marketing and promotions	0.01	0.01	0.01	0.01	0.02	0.02	0.00	0.04	0.01
Soft services total	0.35	0.32	0.36	0.31	0.26	0.31	0.32	0.39	0.33
Hard Services									
Mechanical and electrical services (M&E)	0.08	0.07	0.08	0.09	0.09	0.11	0.07	0.11	0.12
Lifts and escalators	0.08	0.07	0.09	0.04	0.03	0.06	0.04	0.06	0.03
Suspended-access equipment	0.01	0.02	0.03						
Fabric repairs and maintenance	0.12	0.11	0.11	0.12	0.10	0.11	0.14	0.15	0.13
Hard services total	0.29	0.27	0.31	0.25	0.22	0.28	0.25	0.32	0.28
Insurance									
Engineering insurance	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.01
All-risks insurance cover	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Insurance total	0.01	0.01	0.01	0.02	0.01	0.01	0.02	0.01	0.02
Grand total	1.10	1.00	1.10	1.02	0.83	0.88	1.15	1.05	0.96

Industrial park analysis by EPC rating

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

ii Analysis by size

Data tables

Service charges data for offices without air conditioning has not been included in the three year trend analysis due to the relative sample size.

Where a zero appears in our table of median values this means that the average value per sq. ft. was too small to report when reported to two decimal places, or there were no values found at all.

Offices dataset

Size	Floor area (Sq. ft.)
Small	0 to 49,999
Medium	50,000 to 99,999
Large	100,000 to 299,999
Extra Large	300,000 and above

Air conditioning	Small	Medium	Large	Extra Large	Total
Yes	107	52	66	31	256
No	25	8	8	3	44
Total	132	60	74	34	300

Shopping centres dataset

Size	Floor area (Sq. ft.)
Small	0 to 99,999
Medium	100,000 to 249,999
Large	250,000 and above

Air conditioning	Small	Medium	Large	Total
Yes	9	15	13	37
No	9	2	1	12
Total	18	17	14	49

Section 1 - Three year review

ii Analysis by size

Data tables

Retail parks dataset

Size	Floor area (Sq. ft.)
Small	0 to 49,999
Medium	50,000 to 99,999
Large	100,000 and above

	Small	Medium	Large	Total
Total	47	41	51	139

Industrial parks dataset

Size	Floor area (Sq. ft.)
Small	0 to 74,999
Medium	75,000 to 149,999
Large	150,000 and above

	Small	Medium	Large	Total
Total	80	60	79	219

Section 1 - Three year review

Office analysis by size

Median values analysed by size

Median cost value for each cost category and class across the three periods cut by building size. See methodology for calculation methods.

Size of Building	Small			Medium			Large			Extra Large		
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
	£/sq. ft.			£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management												
Management fees	0.78	0.82	0.83	0.64	0.70	0.70	0.57	0.60	0.61	0.49	0.54	0.55
Accounting fees	0.07	0.08	0.09	0.04	0.05	0.05	0.02	0.03	0.03	0.01	0.01	0.01
Site-management resources	0.86	0.93	0.92	1.08	1.09	1.24	1.24	1.35	1.33	0.68	0.80	0.85
Professional fees	0.32	0.44	0.40	0.11	0.16	0.17	0.09	0.07	0.10	0.01	0.02	0.02
Management total	2.03	2.27	2.24	1.87	2.00	2.16	1.92	2.05	2.07	1.19	1.37	1.43
Utilities												
Electricity	1.19	1.24	1.27	1.43	1.64	1.72	1.12	1.16	1.31	0.60	0.66	0.45
Gas	0.68	0.45	0.33	0.57	0.48	0.45	0.39	0.32	0.23	0.12	0.15	0.14
Fuel oil	0.00	0.00	0.08	0.00	0.01	0.07	0.03	0.06	0.06	0.01	0.02	0.01
Water	0.13	0.13	0.16	0.11	0.13	0.17	0.10	0.11	0.14	0.08	0.09	0.14
Utility consultancy	0.11	0.13	0.16	0.06	0.06	0.08	0.05	0.06	0.06	0.06	0.06	0.08
Utilities total	2.11	1.95	2.00	2.17	2.32	2.49	1.69	1.71	1.80	0.87	0.98	0.82
Soft Services												
Security	0.82	0.66	0.74	1.64	1.79	1.56	1.54	1.76	1.78	1.20	1.34	1.53
Cleaning and environmental	1.18	1.35	1.41	1.09	1.26	1.27	1.03	1.13	1.21	0.95	1.05	1.18
Landscaping	0.10	0.13	0.14	0.04	0.04	0.05	0.04	0.05	0.06	0.03	0.04	0.05
Marketing and promotions	0.03	0.03	0.03	0.02	0.03	0.04	0.04	0.04	0.06	0.06	0.05	0.03
Soft services total	2.13	2.17	2.32	2.79	3.12	2.92	2.65	2.98	3.11	2.24	2.48	2.79
Hard Services												
Mechanical and electrical services (M&E)	2.03	2.38	2.76	2.01	1.93	2.05	1.77	2.02	1.95	1.45	1.59	1.72
Lifts and escalators	0.23	0.20	0.23	0.14	0.16	0.20	0.15	0.16	0.18	0.26	0.26	0.30
Suspended-access equipment	0.03	0.02	0.03	0.03	0.05	0.04	0.03	0.01	0.06	0.04	0.04	0.05
Fabric repairs and maintenance	0.49	0.73	0.66	0.38	0.40	0.34	0.25	0.39	0.35	0.23	0.31	0.24
Hard services total	2.78	3.33	3.68	2.56	2.54	2.63	2.20	2.58	2.54	1.98	2.20	2.31
Insurance												
Engineering insurance	0.04	0.04	0.04	0.03	0.03	0.03	0.03	0.04	0.03	0.01	0.01	0.02
All-risks insurance cover	0.02	0.02	0.02	0.01	0.02	0.03	0.03	0.02	0.02	0.01	0.00	0.02
Insurance total	0.06	0.06	0.06	0.04	0.05	0.06	0.06	0.06	0.05	0.02	0.01	0.04
Grand total	9.11	9.78	10.30	9.43	10.03	10.26	8.52	9.38	9.57	6.30	7.04	7.39

Office analysis by size

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

Shopping centre analysis by size

Median values analysed by size

Median cost value for each cost category and class across the three periods cut by building size. See methodology for calculation methods.

Size of Building	Small			Medium			Large		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.18	0.22	0.26	0.28	0.28	0.31	0.33	0.36	0.43
Accounting fees	0.04	0.04	0.04	0.02	0.02	0.02	0.01	0.01	0.01
Site-management resources	0.25	0.19	0.19	0.62	0.81	0.62	0.67	0.73	0.72
Professional fees	0.16	0.11	0.20	0.08	0.07	0.08	0.02	0.03	0.04
Management total	0.63	0.56	0.69	1.00	1.18	1.03	1.03	1.13	1.20
Utilities									
Electricity	0.19	0.37	0.20	0.23	0.23	0.23	0.42	0.39	0.44
Gas	1.53	0.76	0.79	0.02	0.03	0.03	0.02	0.03	0.03
Fuel oil				0.00	0.01	0.01	0.00	0.00	0.01
Water	0.13	0.05	0.17	0.02	0.01	0.01	0.03	0.04	0.04
Utility consultancy	0.02	0.02	0.03	0.01	0.02	0.02	0.00	0.00	0.00
Utilities total	1.87	1.20	1.19	0.28	0.30	0.30	0.47	0.46	0.52
Soft Services									
Security	1.40	1.61	1.75	0.97	1.09	1.23	1.13	1.19	1.31
Cleaning and environmental	0.52	0.63	0.74	0.83	0.86	0.89	1.15	1.24	1.35
Landscaping	0.19	0.18	0.25	0.10	0.11	0.11	0.18	0.16	0.16
Marketing and promotions	0.14	0.12	0.14	0.09	0.10	0.11	0.11	0.21	0.20
Soft services total	2.25	2.54	2.88	1.99	2.16	2.34	2.57	2.80	3.02
Hard Services									
Mechanical and electrical services (M&E)	0.65	0.75	0.70	0.35	0.42	0.44	0.42	0.52	0.56
Lifts and escalators	0.32	0.49	0.37	0.06	0.07	0.07	0.09	0.07	0.05
Suspended-access equipment				0.01	0.04	0.28	0.00	0.00	0.00
Fabric repairs and maintenance	0.46	0.34	0.44	0.21	0.20	0.22	0.20	0.18	0.17
Hard services total	1.43	1.58	1.51	0.63	0.73	1.01	0.71	0.77	0.78
Insurance									
Engineering insurance	0.05	0.02	0.06	0.01	0.01	0.01	0.02	0.02	0.01
All-risks insurance cover	0.02	0.04	0.03	0.02	0.02	0.01	0.00	0.01	0.01
Insurance total	0.07	0.06	0.09	0.03	0.03	0.02	0.02	0.03	0.02
Grand total	6.25	5.94	6.36	3.93	4.40	4.70	4.80	5.19	5.54

Shopping centre analysis by size

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

Retail park analysis by size

Median values analysed by size

Median cost value for each cost category and class across the three periods cut by building size. See methodology for calculation methods.

Size of Building	Small			Medium			Large		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.13	0.15	0.17	0.11	0.11	0.13	0.09	0.10	0.11
Accounting fees	0.03	0.04	0.04	0.02	0.02	0.02	0.01	0.01	0.01
Site-management resources	0.20	0.20	0.21	0.10	0.11	0.11	0.10	0.10	0.11
Professional fees	0.08	0.08	0.08	0.04	0.03	0.03	0.01	0.02	0.02
Management total	0.44	0.47	0.50	0.27	0.27	0.29	0.21	0.23	0.25
Utilities									
Electricity	0.09	0.10	0.09	0.07	0.07	0.06	0.11	0.10	0.09
Gas	0.30	0.00	0.00				0.01	0.02	0.03
Fuel oil							0.00	0.00	0.00
Water	0.00	0.01	0.02	0.01	0.01	0.01	0.01	0.00	0.00
Utility consultancy	0.02	0.03	0.02	0.01	0.01	0.01	0.01	0.01	0.01
Utilities total	0.41	0.14	0.13	0.09	0.09	0.08	0.14	0.13	0.13
Soft Services									
Security	0.09	0.14	0.17	0.14	0.17	0.16	0.17	0.19	0.17
Cleaning and environmental	0.16	0.17	0.18	0.22	0.19	0.25	0.28	0.32	0.35
Landscaping	0.29	0.30	0.35	0.17	0.18	0.20	0.11	0.12	0.13
Marketing and promotions	0.03	0.01	0.00	0.02	0.02	0.02	0.03	0.02	0.03
Soft services total	0.57	0.62	0.70	0.55	0.56	0.63	0.59	0.65	0.68
Hard Services									
Mechanical and electrical services (M&E)	0.13	0.16	0.20	0.14	0.19	0.13	0.15	0.13	0.16
Lifts and escalators				0.04	0.05	0.07	0.01	0.03	0.03
Suspended-access equipment							0.01	0.00	0.00
Fabric repairs and maintenance	0.37	0.47	0.50	0.20	0.21	0.26	0.15	0.14	0.17
Hard services total	0.50	0.63	0.70	0.38	0.45	0.46	0.32	0.30	0.36
Insurance									
Engineering insurance	0.00		0.00	0.01	0.01	0.01	0.00	0.00	0.00
All-risks insurance cover	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.01	0.01
Insurance total	0.01	0.01	0.01	0.02	0.02	0.02	0.00	0.01	0.01
Grand total	1.93	1.87	2.04	1.31	1.39	1.48	1.26	1.32	1.43

Retail park analysis by size

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 1 - Three year review

Industrial park analysis by size

Median values analysed by size

Median cost value for each cost category and class across the three periods cut by building size. See methodology for calculation methods.

Size of Building	Small			Medium			Large		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
	£/sq. ft.			£/sq. ft.			£/sq. ft.		
Management									
Management fees	0.12	0.14	0.17	0.07	0.08	0.09	0.06	0.07	0.08
Accounting fees	0.03	0.03	0.03	0.01	0.01	0.01	0.00	0.01	0.01
Site-management resources	0.18	0.18	0.19	0.08	0.08	0.09	0.05	0.05	0.06
Professional fees	0.03	0.04	0.03	0.02	0.02	0.02	0.01	0.01	0.01
Management total	0.36	0.39	0.42	0.18	0.19	0.21	0.12	0.14	0.16
Utilities									
Electricity	0.05	0.06	0.05	0.02	0.03	0.02	0.02	0.02	0.02
Gas	0.47	0.44	0.09	0.01	0.01		0.08	0.01	0.00
Water	0.09	0.14	0.13	0.01	0.03	0.03	0.01	0.01	0.00
Utility consultancy	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.01
Utilities total	0.62	0.65	0.28	0.04	0.07	0.05	0.11	0.04	0.03
Soft Services									
Security	0.14	0.15	0.15	0.10	0.09	0.11	0.24	0.26	0.24
Cleaning and environmental	0.11	0.11	0.09	0.04	0.05	0.05	0.03	0.03	0.03
Landscaping	0.13	0.15	0.14	0.09	0.09	0.10	0.06	0.06	0.07
Marketing and promotions	0.00	0.00	0.05	0.01	0.01	0.01	0.01	0.03	0.01
Soft services total	0.38	0.41	0.43	0.24	0.24	0.27	0.34	0.38	0.35
Hard Services									
Mechanical and electrical services (M&E)	0.19	0.15	0.15	0.09	0.09	0.11	0.06	0.06	0.08
Lifts and escalators	0.13	0.08	0.10	0.04	0.04	0.04	0.02	0.03	0.02
Suspended-access equipment				0.01	0.02	0.03			
Fabric repairs and maintenance	0.30	0.32	0.32	0.11	0.10	0.10	0.05	0.05	0.06
Hard services total	0.62	0.55	0.57	0.25	0.25	0.28	0.13	0.14	0.16
Insurance									
Engineering insurance	0.04	0.03	0.02	0.00	0.00	0.00	0.01	0.00	0.01
All-risks insurance cover	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Insurance total	0.05	0.04	0.03	0.01	0.01	0.01	0.02	0.01	0.02
Grand total	2.03	2.04	1.73	0.72	0.76	0.82	0.72	0.71	0.72

Industrial park analysis by size

Percentage value for each cost category and class as a proportion of overall costs.

[illegible]

Section 2 - Analysis by region, size & EPC

Data tables

The appendices include an analysis of median values cut by region, size and EPC rating to give a more granular view of the data set. Where a data segment has less than five properties then not results have been reported to retain the integrity of the data. Where there is no value shown in a table means that none of the sample had a reported expenditure for the relevant cost category. No results for shopping centres have been reported at this level due to the size of the dataset.

Offices dataset with air conditioning

Region Category	Small	Medium	Large	Extra Large	Total
Central London	93	30	32	20	175
Greater London	29	15	30	14	88
Midlands	10	7	8	4	29
North	14	9	10	4	37
Scotland	4	6	3	0	13
South East	17	8	13	1	39
South West	7	12	3	0	22
Wales & Ireland	3	3	0	0	6
Total	177	90	99	43	409

Size	Floor area (Sq. ft.)
Small	0 to 49,999
Medium	50,000 to 99,999
Large	100,000 to 299,999
Extra Large	300,000 and above

Section 2 - Analysis by region, size & EPC

Offices - Central London - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large	Extra Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management				
Management fees	1.08	1.04	0.81	0.66
Accounting fees	0.11	0.05	0.03	0.01
Site-management resources	1.15	1.58	1.46	1.38
Professional fees	0.49	0.22	0.13	0.04
Management total	2.83	2.89	2.43	2.09
Utilities				
Electricity	1.30	1.92	2.01	0.83
Gas	0.39	0.45	0.24	0.10
Fuel oil	0.08	0.07	0.03	0.01
Water	0.20	0.19	0.14	0.14
Utility consultancy	0.18	0.08	0.08	0.10
Utilities total	2.15	2.71	2.50	1.18
Soft services				
Security	1.10	3.26	2.97	2.91
Cleaning and sustainability	1.92	1.76	1.44	1.25
Landscaping and environment	0.13	0.05	0.05	0.04
Marketing and promotions	0.04	0.03	0.02	0.06
Soft services total	3.19	5.10	4.48	4.26
Hard services				
Mechanical and electrical services (M&E)	3.24	3.67	2.89	2.28
Lifts and escalators	0.33	0.26	0.23	0.36
Suspended-access equipment	0.03	0.04	0.04	0.04
Fabric repairs and maintenance	0.65	0.27	0.31	0.25
Hard services total	4.25	4.24	3.47	2.93
Insurance				
Engineering insurance	0.06	0.04	0.03	0.03
All-risks insurance cover	0.03	0.03	0.01	0.00
Insurance total	0.09	0.07	0.04	0.03
Grand total	12.51	15.01	12.92	10.49

Section 2 - Analysis by region, size & EPC

Offices - Greater London - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large	Extra Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management				
Management fees	0.69	0.72	0.65	0.58
Accounting fees	0.08	0.04	0.02	0.01
Site-management resources	0.86	1.59	1.43	0.34
Professional fees	0.34	0.13	0.04	0.02
Management total	1.97	2.48	2.14	0.95
Utilities				
Electricity	0.80	2.00	1.31	0.69
Gas	0.12	0.53	0.28	0.41
Fuel oil	0.04	0.00	0.00	0.04
Water	0.16	0.23	0.17	0.09
Utility consultancy	0.13	0.02	0.05	0.08
Utilities total	1.25	2.78	1.81	1.31
Soft services				
Security	1.24	1.09	2.18	1.15
Cleaning and sustainability	0.85	1.47	1.40	0.53
Landscaping and environment	0.08	0.23	0.03	0.04
Marketing and promotions	0.01	0.48	0.08	0.07
Soft services total	2.18	3.27	3.69	1.79
Hard services				
Mechanical and electrical services (M&E)	1.32	2.32	2.14	1.71
Lifts and escalators	0.22	0.20	0.20	0.16
Suspended-access equipment	0.00	0.05	0.06	0.04
Fabric repairs and maintenance	0.62	0.62	0.44	0.21
Hard services total	2.16	3.19	2.84	2.12
Insurance				
Engineering insurance	0.03	0.04	0.02	0.00
All-risks insurance cover	0.02	0.00	0.02	0.02
Insurance total	0.05	0.04	0.04	0.02
Grand total	7.61	11.76	10.52	6.19

Section 2 - Analysis by region, size & EPC

Offices - Midlands - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.76	0.55	0.39
Accounting fees	0.06	0.04	0.02
Site-management resources	0.64	0.82	0.84
Professional fees	0.34	0.15	0.07
Management total	1.80	1.56	1.32
Utilities			
Electricity	1.26	2.09	1.15
Gas	0.25	0.51	0.35
Fuel oil	0.00	0.00	0.00
Water	0.13	0.18	0.14
Utility consultancy	0.08	0.05	0.08
Utilities total	1.72	2.83	1.72
Soft services			
Security	1.26	1.38	1.15
Cleaning and sustainability	0.77	1.28	1.02
Landscaping and environment	0.17	0.03	0.06
Marketing and promotions	0.00	0.21	0.34
Soft services total	2.20	2.90	2.57
Hard services			
Mechanical and electrical services (M&E)	1.56	1.26	1.68
Lifts and escalators	0.07	0.20	0.15
Suspended-access equipment	0.00	0.00	0.00
Fabric repairs and maintenance	0.75	0.30	0.20
Hard services total	2.38	1.76	2.03
Insurance			
Engineering insurance	0.02	0.01	0.02
All-risks insurance cover	0.00	0.02	0.04
Insurance total	0.02	0.03	0.06
Grand total	8.12	9.08	7.70

Section 2 - Analysis by region, size & EPC

Offices - North - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.53	0.53	0.48
Accounting fees	0.08	0.05	0.03
Site-management resources	0.61	1.28	0.97
Professional fees	0.29	0.22	0.08
Management total	1.51	2.08	1.56
Utilities			
Electricity	0.88	1.43	1.89
Gas	0.67	0.29	0.27
Fuel oil	0.00	0.00	0.00
Water	0.19	0.12	0.08
Utility consultancy	0.15	0.14	0.08
Utilities total	1.89	1.98	2.32
Soft services			
Security	0.05	1.06	1.22
Cleaning and sustainability	1.30	0.93	0.73
Landscaping and environment	0.22	0.03	0.05
Marketing and promotions	0.04	0.05	0.12
Soft services total	1.61	2.07	2.12
Hard services			
Mechanical and electrical services (M&E)	1.70	1.53	1.58
Lifts and escalators	0.13	0.11	0.18
Suspended-access equipment	0.00	0.00	0.04
Fabric repairs and maintenance	0.60	0.62	0.10
Hard services total	2.43	2.26	1.90
Insurance			
Engineering insurance	0.04	0.02	0.01
All-risks insurance cover	0.03	0.00	0.01
Insurance total	0.07	0.02	0.02
Grand total	7.51	8.41	7.92

Section 2 - Analysis by region, size & EPC

Offices - Scotland - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Medium
	£/sq. ft.
Management	
Management fees	0.40
Accounting fees	0.05
Site-management resources	0.32
Professional fees	0.10
Management total	0.87
Utilities	
Electricity	0.80
Gas	0.07
Water	0.12
Utility consultancy	0.04
Utilities total	1.03
Soft services	
Security	0.82
Cleaning and sustainability	0.57
Landscaping and environment	0.04
Marketing and promotions	0.00
Soft services total	1.43
Hard services	
Mechanical and electrical services (M&E)	1.35
Lifts and escalators	0.18
Suspended-access equipment	0.00
Fabric repairs and maintenance	0.26
Hard services total	1.79
Insurance	
Engineering insurance	0.03
All-risks insurance cover	0.00
Insurance total	0.03
Grand total	5.15

Section 2 - Analysis by region, size & EPC

Offices - South East - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.75	0.55	0.40
Accounting fees	0.09	0.04	0.03
Site-management resources	0.85	0.97	0.48
Professional fees	0.31	0.12	0.09
Management total	2.00	1.68	1.00
Utilities			
Electricity	2.12	1.47	0.80
Gas	0.39	0.44	0.18
Water	0.20	0.12	0.12
Utility consultancy	0.11	0.07	0.03
Utilities total	2.82	2.10	1.13
Soft services			
Security	0.84	1.61	0.67
Cleaning and sustainability	1.47	0.76	0.81
Landscaping and environment	0.20	0.15	0.15
Marketing and promotions	0.00	0.13	0.05
Soft services total	2.51	2.65	1.68
Hard services			
Mechanical and electrical services (M&E)	2.11	1.40	1.30
Lifts and escalators	0.22	0.20	0.10
Fabric repairs and maintenance	0.59	0.32	0.32
Hard services total	2.92	1.92	1.72
Insurance			
Engineering insurance	0.04	0.02	0.01
All-risks insurance cover	0.02	0.00	0.01
Insurance total	0.06	0.02	0.02
Grand total	10.31	8.37	5.55

Section 2 - Analysis by region, size & EPC

Offices - South West - With air conditioning

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium
	£/sq. ft.	£/sq. ft.
Management		
Management fees	0.65	0.66
Accounting fees	0.06	0.04
Site-management resources	0.67	0.55
Professional fees	0.28	0.11
Management total	1.66	1.36
Utilities		
Electricity	0.91	1.56
Gas	0.11	0.47
Water	0.09	0.16
Utility consultancy	0.07	0.06
Utilities total	1.18	2.25
Soft services		
Security	0.57	1.20
Cleaning and sustainability	1.41	1.27
Landscaping and environment	0.09	0.07
Marketing and promotions	0.00	0.02
Soft services total	2.07	2.56
Hard services		
Mechanical and electrical services (M&E)	1.18	1.99
Lifts and escalators	0.23	0.16
Fabric repairs and maintenance	0.55	0.33
Hard services total	1.96	2.48
Insurance		
Engineering insurance	0.02	0.02
All-risks insurance cover	0.01	0.02
Insurance total	0.03	0.04
Grand total	6.90	8.69

Section 2 - Analysis by region, size & EPC

Data tables

The appendices include an analysis of median values cut by region, size and EPC rating to give a more granular view of the data set. Where a data segment has less than five properties then not results have been reported to retain the integrity of the data. Where there is no value shown in a table means that none of the sample had a reported expenditure for the relevant cost category.

Retail parks dataset

	Small	Medium	Large	Total
London	9	9	11	29
Midlands and North	28	13	26	67
Scotland	2	2	5	9
South East	7	24	15	46
South West	8	7	7	22
Wales & Ireland	6	4	4	14
Total	60	59	68	187

Size	Floor area (Sq. ft.)
Small	0 - 49,999
Medium	50,000 - 99,999
Large	100,000 and above

Section 2 - Analysis by region, size & EPC

Retail parks - London

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.31	0.13	0.16
Accounting fees	0.04	0.03	0.01
Site-management resources	0.34	0.12	0.09
Professional fees	0.07	0.03	0.02
Management total	0.76	0.31	0.28
Utilities			
Electricity	0.11	0.07	0.09
Gas	0.00	0.00	0.01
Water	0.13	0.01	
Utility consultancy	0.00	0.02	0.01
Utilities total	0.24	0.10	0.11
Soft services			
Security	0.42	0.26	0.28
Cleaning and sustainability	0.65	0.25	0.35
Landscaping and environment	0.42	0.12	0.12
Marketing and promotions	0.00	0.02	0.03
Soft services total	1.49	0.65	0.78
Hard services			
Mechanical and electrical services (M&E)	0.67	0.20	0.15
Lifts and escalators	0.60	0.00	0.00
Fabric repairs and maintenance	0.31	0.25	0.24
Hard services total	1.58	0.45	0.39
Insurance			
Engineering insurance	0.11	0.00	0.01
All-risks insurance cover	0.01	0.01	0.00
Insurance total	0.12	0.01	0.01
Grand total	4.19	1.52	1.57

Section 2 - Analysis by region, size & EPC

Retail parks - Midlands and North

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.16	0.11	0.11
Accounting fees	0.04	0.02	0.01
Site-management resources	0.15	0.11	0.11
Professional fees	0.06	0.02	0.02
Management total	0.41	0.26	0.25
Utilities			
Electricity	0.10	0.07	0.09
Gas	0.00	0.00	0.02
Water	0.02	0.00	0.01
Utility consultancy	0.02	0.01	0.01
Utilities total	0.14	0.08	0.13
Soft services			
Security	0.06	0.14	0.19
Cleaning and sustainability	0.28	0.27	0.44
Landscaping and environment	0.32	0.20	0.13
Marketing and promotions	0.00	0.02	0.03
Soft services total	0.66	0.63	0.79
Hard services			
Mechanical and electrical services (M&E)	0.14	0.10	0.16
Lifts and escalators	0.00	0.00	0.02
Fabric repairs and maintenance	0.40	0.18	0.12
Hard services total	0.54	0.28	0.30
Insurance			
Engineering insurance	0.00	0.00	0.00
All-risks insurance cover	0.01	0.01	0.01
Insurance total	0.01	0.01	0.01
Grand total	1.76	1.26	1.48

Section 2 - Analysis by region, size & EPC

Retail parks - South East

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.16	0.14	0.12
Accounting fees	0.03	0.02	0.01
Site-management resources	0.17	0.11	0.10
Professional fees	0.08	0.03	0.02
Management total	0.44	0.30	0.25
Utilities			
Electricity	0.10	0.06	0.10
Gas	0.00	0.00	0.00
Water	0.00	0.12	0.00
Utility consultancy	0.03	0.00	0.01
Utilities total	0.13	0.18	0.11
Soft services			
Security	0.16	0.12	0.12
Cleaning and sustainability	0.08	0.32	0.34
Landscaping and environment	0.17	0.18	0.23
Marketing and promotions	0.00	0.01	0.05
Soft services total	0.41	0.63	0.74
Hard services			
Mechanical and electrical services (M&E)	0.65	0.17	0.20
Lifts and escalators	0.00	0.10	0.05
Fabric repairs and maintenance	0.59	0.17	0.18
Hard services total	1.24	0.44	0.43
Insurance			
Engineering insurance	0.00	0.01	0.00
All-risks insurance cover	0.01	0.01	0.01
Insurance total	0.01	0.02	0.01
Grand total	2.23	1.57	1.54

Section 2 - Analysis by region, size & EPC

Retail parks - South West

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.22	0.17	0.11
Accounting fees	0.04	0.03	0.02
Site-management resources	0.24	0.11	0.07
Professional fees	0.05	0.06	0.02
Management total	0.55	0.37	0.22
Utilities			
Electricity	0.12	0.06	0.09
Water	0.00	0.01	0.00
Utility consultancy	0.02	0.01	0.01
Utilities total	0.14	0.08	0.10
Soft services			
Security	0.46	0.24	0.12
Cleaning and sustainability	0.14	0.09	0.06
Landscaping and environment	0.39	0.33	0.31
Marketing and promotions	0.00	0.44	0.03
Soft services total	0.99	1.10	0.52
Hard services			
Mechanical and electrical services (M&E)	0.47	0.27	0.20
Lifts and escalators	0.00	0.04	0.00
Fabric repairs and maintenance	0.24	0.20	0.14
Hard services total	0.71	0.51	0.34
Insurance			
All-risks insurance cover	0.01	0.02	0.00
Insurance total	0.01	0.02	0.00
Grand total	2.40	2.08	1.18

Section 2 - Analysis by region, size & EPC

Data tables

The appendices include an analysis of median values cut by region, size and EPC rating to give a more granular view of the data set. Where a data segment has less than five properties then not results have been reported to retain the integrity of the data. Where there is no value shown in a table means that none of the sample had a reported expenditure for the relevant cost category.

Industrial parks dataset

Region Category	Small	Medium	Large	Total
London	45	44	36	125
Midlands	14	10	23	47
North	15	10	15	40
Scotland	3	3	2	8
South East	39	30	40	109
South West	8	8	11	27
Wales & Ireland	3	2	1	6
Total	127	107	128	362

Size	Floor area (Sq. ft.)
Small	0 - 74,999
Medium	75,000 -149,999
Large	150,000 and above

Section 2 - Analysis by region, size & EPC

Industrial parks - London

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.23	0.13	0.09
Accounting fees	0.03	0.01	0.01
Site-management resources	0.17	0.08	0.08
Professional fees	0.04	0.02	0.01
Management total	0.47	0.24	0.19
Utilities			
Electricity	0.05	0.03	0.02
Gas	0.09	0.00	0.00
Fuel Oil	0.00	0.02	0.00
Water	0.04	0.00	0.00
Utility consultancy	0.00	0.00	0.00
Utilities total	0.18	0.05	0.02
Soft services			
Security	0.22	0.15	0.31
Cleaning and sustainability	0.07	0.05	0.04
Landscaping and environment	0.13	0.11	0.08
Marketing and promotions	0.03	0.16	0.06
Soft services total	0.45	0.47	0.49
Hard services			
Mechanical and electrical services (M&E)	0.28	0.15	0.12
Lifts and escalators	0.20	0.00	0.01
Suspended-access equipment	0.00	0.01	0.00
Fabric repairs and maintenance	0.35	0.08	0.08
Hard services total	0.83	0.24	0.21
Insurance			
Engineering insurance	0.02	0.00	0.00
All-risks insurance cover	0.01	0.01	0.01
Insurance total	0.03	0.01	0.01
Grand total	1.96	1.01	0.92

Section 2 - Analysis by region, size & EPC

Industrial parks - Midlands

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.18	0.06	0.05
Accounting fees	0.03	0.01	0.00
Site-management resources	0.22	0.08	0.06
Professional fees	0.04	0.02	0.01
Management total	0.47	0.17	0.12
Utilities			
Electricity	0.03	0.03	0.02
Gas	1.12	0.00	0.01
Fuel Oil	0.00	0.00	0.01
Water	0.05	0.07	0.00
Utility consultancy	0.01	0.01	0.00
Utilities total	1.21	0.11	0.04
Soft services			
Security	0.16	0.09	0.13
Cleaning and sustainability	0.22	0.05	0.04
Landscaping and environment	0.16	0.13	0.10
Marketing and promotions	0.00	0.01	0.01
Soft services total	0.54	0.28	0.28
Hard services			
Mechanical and electrical services (M&E)	0.20	0.17	0.05
Lifts and escalators	0.04	0.12	0.04
Fabric repairs and maintenance	0.33	0.10	0.04
Hard services total	0.57	0.39	0.13
Insurance			
Engineering insurance	0.00	0.00	0.01
All-risks insurance cover	0.01	0.00	0.01
Insurance total	0.01	0.00	0.02
Grand total	2.80	0.95	0.59

Section 2 - Analysis by region, size & EPC

Industrial parks - North

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.31	0.07	0.06
Accounting fees	0.03	0.01	0.01
Site-management resources	0.17	0.09	0.04
Professional fees	0.04	0.04	0.01
Management total	0.55	0.21	0.12
Utilities			
Electricity	1.42	0.03	0.02
Gas	0.32	0.08	0.06
Water	0.13	0.08	0.00
Utility consultancy	0.02	0.00	0.02
Utilities total	1.89	0.19	0.10
Soft services			
Security	0.12	0.05	0.18
Cleaning and sustainability	0.49	0.04	0.02
Landscaping and environment	0.08	0.18	0.05
Marketing and promotions	0.00	0.00	0.00
Soft services total	0.69	0.27	0.25
Hard services			
Mechanical and electrical services (M&E)	0.12	0.18	0.04
Lifts and escalators	0.09	0.00	0.01
Fabric repairs and maintenance	0.50	0.09	0.04
Hard services total	0.71	0.27	0.09
Insurance			
Engineering insurance	0.07	0.06	0.00
All-risks insurance cover	0.01	0.01	0.00
Insurance total	0.08	0.07	0.00
Grand total	3.92	1.01	0.56

Section 2 - Analysis by region, size & EPC

Industrial parks - South East

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.17	0.10	0.07
Accounting fees	0.02	0.01	0.01
Site-management resources	0.14	0.09	0.04
Professional fees	0.03	0.01	0.01
Management total	0.36	0.21	0.13
Utilities			
Electricity	0.04	0.01	0.02
Gas	0.04		0.03
Water	0.21	0.12	0.02
Utility consultancy	0.01	0.00	0.00
Utilities total	0.30	0.13	0.07
Soft services			
Security	0.25	0.11	0.34
Cleaning and sustainability	0.06	0.03	0.03
Landscaping and environment	0.15	0.09	0.08
Marketing and promotions	0.00	0.00	0.01
Soft services total	0.46	0.23	0.46
Hard services			
Mechanical and electrical services (M&E)	0.17	0.11	0.07
Lifts and escalators	0.27	0.01	0.02
Suspended-access equipment	0.00	0.03	0.01
Fabric repairs and maintenance	0.19	0.09	0.05
Hard services total	0.63	0.24	0.15
Insurance			
Engineering insurance	0.00	0.00	0.01
All-risks insurance cover	0.01	0.01	0.01
Insurance total	0.01	0.01	0.02
Grand total	1.76	0.82	0.83

Section 2 - Analysis by region, size & EPC

Industrial parks - South West

Median value for each data segment

See methodology for calculation methods.

Size of Building	Small	Medium	Large
	£/sq. ft.	£/sq. ft.	£/sq. ft.
Management			
Management fees	0.13	0.09	0.04
Accounting fees	0.03	0.01	0.01
Site-management resources	0.18	0.08	0.03
Professional fees	0.04	0.02	0.01
Management total	0.38	0.20	0.09
Utilities			
Electricity	0.06	0.05	0.01
Gas		0.00	0.00
Water	0.00	0.01	0.00
Utility consultancy	0.00	0.00	0.01
Utilities total	0.06	0.06	0.02
Soft services			
Security	0.01	0.08	0.01
Cleaning and sustainability	0.10	0.09	0.01
Landscaping and environment	0.11	0.15	0.05
Soft services total	0.22	0.32	0.07
Hard services			
Mechanical and electrical services (M&E)	0.18	0.09	0.04
Fabric repairs and maintenance	0.13	0.11	0.05
Hard services total	0.31	0.20	0.09
Insurance			
All-risks insurance cover	0.01	0.00	0.00
Insurance total	0.01	0.00	0.00
Grand total	1.00	0.78	0.27

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