

Building costs: offices and industrial (£/m²)

Country	City-centre heated offices			City-centre air-conditioned offices			Factories, warehouses, industrial			Out-of-town business park		
	£ / m ²			£ / m ²			£ / m ²			£ / m ²		
	low	high	floors*	low	high	floors*	low	high	floors*	low	high	floors*
Argentina	N/A	N/A		N/A	N/A		154	292	1	N/A	N/A	
Brazil	N/A	N/A		441	486	20	238	265	2	391	431	4
Bulgaria	662	662	20	846	876	35	277	284	1	401	401	1
Caribbean ¹				1,124	1,544	4	412	533	1			
China	N/A	N/A		382	559	35	196	337	1	N/A	N/A	
Croatia	562	788	8	609	824	20	276	394	1	537	645	2
Cyprus	737	1,229		737	1,229		614	1,106		676	1,229	
Czech Republic	531	744	6	584	930	6	398	664	1	478	744	6
Finland	997	1,256	5	1,091	1,328	5	621	753	1	897	1,091	2
France	1,292	1,722		1,651	2,296		431	718		933	1,292	
Germany	867	1,220	5	1,120	1,558	5	376	748	1	821	1,166	4
Greece	861	1,794		861	1,794		574	1,076		933	1,435	
Hong Kong	N/A	N/A		746	1,000		429	671		N/A	N/A	
Hungary	452	700	6	524	948	6	251	371	1	488	664	
India	N/A	N/A	3	304	425	3	121	146	2	121	146	5
Indonesia	N/A	N/A		219	335		168	193		168	193	
Ireland	1,223	1,906		1,511	2,158		630	935		1,079	1,259	
Italy	861	1,112		1,041	1,722		502	1,184		1,363	2,045	
Japan	N/A	N/A		1,081	1,421	15	406	853	1	N/A	N/A	
Kenya		311	8		311	8		117	1		272	
Lebanon	329	404	14	360	435	14	222	275	1	329	370	4
Netherlands	916	1,074		1,119	1,437		464	681		1,003	1,145	
Norway	1,073	2,057	6	1,163	1,878	6	715	1,341	1	1,163	1,789	3
Poland	653	1,052		779	1,218		429	594		N/A	N/A	
Romania	592	718	5	682	861	20	323	359	1	574	646	5
Slovakia	450	644	5	558	794	8	300	536	1	472	644	5
South Africa ²	N/A	N/A		385	560		172	347		N/A	N/A	
Spain	N/A	N/A		825	1,292	10	373	718		725	1,184	4
Sri Lanka	135	143	4	179	200	4	106	114	1			
Qatar	N/A	N/A		931	1,131	24	466	565	1	1,064	1,264	4
SWEDEN	890	1,160	5	1,238	1,508	5	696	1,238	1	696	1,238	4
UAE	N/A	N/A		593	758	35	395	560	1	636	718	5
UK	1,200	1,600	7	1,500	2,500	8	310	550	1	1,200	1,550	4
USA ³	NA	NA		1,716	3,008	45	670	1,338		1,010	1,531	

* Typical number of storeys has only been provided where identified by local offices

¹ Caribbean figures are an average for the Cayman Islands, the British Virgin Islands and Barbados

² South African figures are taken from Durban only

³ USA figures are an average of New York, Los Angeles and Seattle

Building type definitions

City-centre heated offices

Self-contained building of size and height typical of major cities in country. Building costs include accommodation to a good finish with raised floors, carpet, suspended ceilings, heating, lighting and power, but excluding partitioning

City-centre air-conditioned offices

Self-contained building of size and height typical of major cities in country. Building costs include accommodation to good finish with raised floors, carpet, suspended ceilings, air-conditioning, lighting and power, but excluding partitioning

Factories, warehouses, industrial

Large, single-storey unit of steel portal frame and profiled aluminium cladding, with an eaves height of at least 6m, on an out-of-town site, finished to a basic shell with services and heating to the office space (approximately 5% of area)

Out-of-town business park

Self-contained low-rise building in campus location. Costs include high-quality cladding and accommodation to a good finish with raised floors, carpet, suspended ceilings, air-conditioning, lighting and power, but excluding partitioning

Building costs: residential and retail (£/m²)

Country	High-rise apartments			Shopping centres			High-quality capital city hotel			Provincial/suburban hotel		
	£ / m ²		floors*	£ / m ²		floors*	£ / m ²		floors*	£ / m ²		floors*
Argentina	238	369	15				385	461	10	269	323	4
Brazil	397	450	18	411	464	5	530	583	20	428	473	5
Bulgaria	536	733	7	501	649	1	713	991	10	297	357	4
Caribbean ¹	753	1,301	4	707	1,305	1	1,242	1,654	4	1,012	1,368	2
China	209	284	25	425	641	7	634	820	25	471	582	15
Croatia	501	645	10	448	573	3	931	1,146	7	716	859	4
Cyprus	676	983		614	983		1,229	1,597		676	921	
Czech Republic	531	797	10	531	797	2	744	1,329	8	590	930	3
Finland	1,170	1,579	4	750	911	2	1,320	1,471	5	926	1,320	3
France	1,076	1,579		431	1,552		0	0		1,005	1,507	
Germany	564	852	6	659	1,028	2	1,135	1,896	6	821	1,228	4
Greece	861	1,435		718	1,435		1,435	2,153		933	1,435	
Hong Kong	659	820		1,025	1,218		1,143	1,392		N/A	N/A	
Hungary	392	693	8	565	753	3	837	1,339	8	544	683	3
India	304	364	9	146	243	3	425	607	6	304	425	3
Indonesia	245	335		168	193		309	387		258	322	
Ireland	1,115	1,511	4	1,439	2,266		1,439	2,302		1,295	1,799	
Italy	1,041	1,866		1,507	2,368		1,507	2,225		1,005	1,651	
Japan	N/A	N/A		406	880	5	1,635	2,167	20	1,215	1,966	10
Kenya		319	7		311			388	8		272	4
Lebanon	360	462	25	329	370	4	689	832	18	496	619	4
Netherlands	576	900		784	1,030		1,366	1,601		1,271	1,325	
Norway	1,341	2,057	4	805	1,520	2	2,057	2,683	6	1,431	1,878	
Poland	653	1,072		594	974		1,072	1,462		779	1,072	
Romania	538	610	10	431	574	3	1,256	1,435	7	646	861	4
Slovakia	386	729	8	493	644	2	686	1,073	7	515	686	6
South Africa ²	385	736		347	501		434	655		371	560	
Spain	933	1,507	12	682	1,435	2	1,184	1,722	15	825	1,471	10
Sri Lanka	155	188	12	137	158	3	180	193	12	151	188	3
Qatar	998	1,131	25	1,131	1,297	3	1,197	1,530	20	1,064	1,330	20
Sweden	696	1,083	7	1,354	1,624	4	1,354	1,857	4	967	1,508	3
UAE	659	896	60	791	1,028	4	1,094	1,516	45	824	1,160	30
UK	1,250	2,000	8	1,150	1,400	2	1,800	2,300	10	1,350	1,750	4
USA ³	1,582	3,282	45				1,767	3,181	40	1,050	1,834	8

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Building type definitions

High-rise apartments

Multistorey buildings typical of the major cities in a country. Apartments finished to a high standard and all floors served by lifts

Shopping centre

Major shopping developments incorporating retail space, pedestrian areas and service areas, but excluding car parks

High-quality capital city hotel

High quality hotel in excess of 400 bedrooms, conference facilities, extensive restaurant, lounge and foyer areas, leisure facilities including indoor pool, retail and service areas. Costs exclude furniture, fixtures and fittings

Provincial/suburban hotel

Medium-sized hotel, conference facilities, extensive restaurant, lounge and foyer areas but no pool or other leisure facilities. Costs exclude furniture, fixtures and fittings