



UK Cross Sector Build Costs

Q2 2023

Welcome to our UK Cross Sector Build Cost Report

Compiled from the data supplied up to Q2 by RICS, it gives you dependable national, mean-indexed prices for new builds, extensions, refurbishment and fitting out projects (average, lower quartile and upper quartile).

So it's a great starting point for project cost viability and appraisals.

Another way TC gives you total clarity and always keep you informed. Leaving you to make the sound decisions needed to ensure all your project objectives are met.

Our report is essential reading for every Construction Client, Property Developer, Property Professional or Designer, and covers the following sectors:

- > **Apartments blocks**
- > **Office refurbishment**
- > **Data centres**
- > **Life sciences** (offices / laboratories)
- > **School extensions**
- > **Industrial**
- > **Hotel and restaurant conversions**
- > **Other sectors** including churches and chapels

Need a complete site specific project estimate or option feasibility quickly?

You need an expert to add site preparation, external works, project abnormal costs, then allowances for risks and professional fees, then adjust your build rate for your timings in your exact location.

We can do this for you within 24 hours** We make sure you have the right people with the right experience and we're renowned for our friendly, responsive approach.

About TC

There's more to a successful project outcome than the technical solution. Be Totally Confident you're working with Quantity Surveyors, Project Managers and Employer's Agents you can trust. Servicing the UK from our base in Cardiff and with an office in London, we stay closer, work harder and always have your back.

* TC Consult accepts no liability for the incorrect use of the cost data in this report.

** For new builds – other project types may take longer.

Average Prices: £/m² study

Rate per m2 gross internal floor area for the building Cost including prelims.

Rebased to Q2 2023 (382; forecast) and Manually specified index: 100

SECTOR	BUILDING TYPE	SUB-CLASS	NEW BUILD			HORIZONTAL EXTENSION			VERTICAL EXTENSION			SHELL ONLY			FITTING OUT NEW BUILDING			FITTING OUT EXISTING BUILDING			REHABILITATION /CONVERSION		
			MEAN	LOWER QUARTILE	UPPER QUARTILE	MEAN	LOWER QUARTILE	UPPER QUARTILE	MEAN	LOWER QUARTILE	UPPER QUARTILE	MEAN	LOWER QUARTILE	UPPER QUARTILE	MEAN	LOWER QUARTILE	UPPER QUARTILE	MEAN	LOWER QUARTILE	UPPER QUARTILE	MEAN	LOWER QUARTILE	UPPER QUARTILE
Automotive	Vehicle showrooms		1543	1279	1625	2687	1509	3429	-	-	-	1254	-	-	-	-	-	-	-	-	819	658	932
Automotive	Vehicle showrooms with workshops, garages, etc	Generally	1499	1227	1688	2322	1098	2937	-	-	-	724	-	-	-	-	-	-	-	-	858	668	1057
Automotive	Vehicle repair and maintenance buildings	Generally	1630	1403	1737	1421	-	-	-	-	-	-	-	-	1020	-	-	-	-	-	503	-	-
Business Space	Car parks (Multi-storey)		677	474	738	708	-	-	-	-	-	-	-	-	-	-	-	-	-	-	213	-	-
Business Space	Car parks (Underground)		1021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Business Space	Air transport terminal buildings		3346	2772	4050	2173	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1408	980	1725
Business Space	Factories	Generally	1237	693	1449	1126	720	1439	-	-	-	694	407	813	1540	-	-	-	-	-	828	329	915
Business Space	Purpose built factories	Generally	1342	712	1706	1133	694	1479	-	-	-	571	446	748	1540	-	-	-	-	-	910	290	863
Business Space	Warehouses/stores	Generally	1073	649	1121	982	505	1206	-	-	-	828	569	898	370	-	-	-	-	-	613	-	-
Business Space	Offices	Generally	2325	1628	2771	2402	1646	3236	2816	1988	2701	741	-	-	1076	636	1565	1551	1219	1563	1429	797	1831
Business Space	Data centres	Generally	3000	2210	3939	2163	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1005	-	-
Education	Schools	Generally	2691	2240	3083	2683	2138	3119	2684	2107	3605	3571	-	-	1509	-	-	-	-	-	1335	746	1711
Education	Schools	Public	2711	2244	3088	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1300	728	1662
Education	Schools	Private	2483	2038	2854	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1881	-	-
Education	Nursery schools/creches		2893	2269	3351	3148	2626	3640	3661	-	-	1024	-	-	1509	-	-	-	-	-	1535	919	2104
Education	Primary schools		2795	2389	3148	2551	2115	2956	2292	-	-	-	-	-	-	-	-	-	-	-	1539	1172	1800
Education	Secondary schools (high schools)		2614	2175	2854	2248	1904	2477	1614	-	-	-	-	-	-	-	-	-	-	-	690	-	-
Education	Special schools		2900	2238	3281	2596	1991	3219	-	-	-	-	-	-	-	-	-	-	-	-	1294	903	1661
Education	Universities		3021	-	-	2014	-	-	-	-	-	-	-	-	2818	-	-	-	-	-	1477	-	-
Education	Colleges	Generally	2454	1875	2813	1646	-	-	2172	-	-	-	-	-	-	-	-	-	-	-	1355	-	-
Education	Colleges - specialised teaching blocks		2437	1929	2839	2301	-	-	-	-	-	445	-	-	-	-	-	-	-	-	741	513	679
Education	Lecture theatres		4723	-	-	4522	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2077	-	-
Education	Research facilities		3186	2013	4027	2152	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1774	-	-
Education	Laboratories		3853	2561	5012	4734	-	-	3411	-	-	2170	-	-	2125	-	-	-	-	-	2801	2042	2587
Education	Libraries	Generally	2998	2625	3378	2757	1840	3552	845	-	-	-	-	-	826	-	-	-	-	-	1536	1146	1692
Emergency Services & Health	Fire stations	Generally	2946	2679	3410	3890	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2441	-	-
Emergency Services & Health	Fire training buildings		2219	1910	2654	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Services & Health	Ambulance stations		1667	1374	2112	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Services & Health	Police stations		2775	2793	2874	2822	-	-	1680	-	-	-	-	-	-	-	-	-	-	-	1687	-	-
Emergency Services & Health	General hospitals, GP hospitals, cottage hospitals	Generally	4010	3200	4702	3848	2787	4645	4240	3987	4405	1149	-	-	2292	-	-	2475	-	-	2895	1790	3628

Average Prices: £/m² study

Rate per m2 gross internal floor area for the building Cost including prelims.

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Emergency Services & Health	Health Centres, clinics, group practice surgeries	Generally	2768	2187	3278		1923	2960	3493	-	-	-	-	-	999	-	-	-	-	-	1725	1290	2208
Emergency Services & Health	Nursing homes	Generally	2201	1593	2557	2137	1714	2544	-	-	-	-	-	-	-	-	-	-	-	-	1445	-	-
Emergency Services & Health	Nursing homes long stay (residential homes)		2342	-	-	2334	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotels & Leisure	Gymnasia/sports halls	Generally	2054	1669	2345	2571	2551	2825	-	-	-	-	-	-	-	-	-	-	-	-	1299	-	-
Hotels & Leisure	Stadia, sports grounds	Generally	3135	2585	3214	3427	-	-	1379	-	-	-	-	-	-	-	-	-	-	-	843	-	-
Hotels & Leisure	Sports pavilions, club houses and changing rooms	Generally	2690	2087	3177	2488	1662	2988	1711	-	-	2019	-	-	-	-	-	-	-	-	2164	1457	2208
Hotels & Leisure	Museums, planetaria		1942	-	-	2653	1505	3834	2402	-	-	-	-	-	-	-	-	1438	-	-	3077	1065	3869
Hotels & Leisure	Exhibition buildings		4021	2416	5405	2520	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2835	-	-
Hotels & Leisure	Hotels		2590	2021	3216	2595	1935	3051	3056	-	-	510	-	-	-	-	-	-	-	-	2283	1695	2027
Hotels & Leisure	Restaurants		3686	-	-	1898	-	-	-	-	-	2090	1935	2191	2697	-	-	1827	-	-	3581	2392	3368
Hotels & Leisure	Cafes, snack bars, coffee bars, milk bars		3231	-	-	3376	3533	4175	-	-	-	2100	-	-	-	-	-	-	-	-	1780	1221	1544
Hotels & Leisure	Public houses, licensed premises	Generally	2621	2353	3016	1994	-	-	-	-	-	866	-	-	1601	-	-	-	-	-	2069	-	-
Hotels & Leisure	Theatres		3227	2643	3703	2195	-	-	5511	-	-	1126	-	-	2338	-	-	-	-	-	2320	-	-
Hotels & Leisure	Community Centres	Generally	2512	2001	2867	3077	2218	3517	-	-	-	-	-	-	-	-	-	1847	-	-	2023	1230	2439
Hotels & Leisure	General purpose halls	Generally	2399	2083	2731	3129	2638	3417	-	-	-	-	-	-	-	-	-	-	-	-	1912	-	-
Hotels & Leisure	Covered swimming pools	Generally	3589	2924	4132	2702	2675	3168	-	-	-	-	-	-	-	-	-	-	-	-	1792	-	-
Hotels & Leisure	Sports centres/recreational centres	Generally	1977	1640	2149	2372	-	-	3109	-	-	814	-	-	1631	-	-	-	-	-	1214	707	1091
Hotels & Leisure	Sports centre/recreation centres inc swimming pools	Generally	2854	2470	3133	2891	-	-	-	-	-	-	-	-	330	-	-	-	-	-	1734	1458	2143
Other Sector	Churches, chapels		3181	2005	3457	4316	3187	4123	1475	-	-	-	-	-	-	-	-	-	-	-	1886	380	2060
Residential	Estate housing	Generally	1489	1269	1627	1180	922	1407	-	-	-	578	-	-	-	-	-	-	-	-	1048	662	1154
Residential	Estate housing detached		1944	1513	2083	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	352	-	-
Residential	Estate housing semi detached	Generally	1501	1282	1636	1263	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1174	710	1332
Residential	Estate housing terraced	Generally	1523	1248	1669	1407	-	-	-	-	-	578	-	-	-	-	-	-	-	-	1015	877	1112
Residential	Flats (apartments)	Generally	1748	1450	1965	1911	1656	1969	2038	-	-	1584	-	-	2391	-	-	-	-	-	1797	1059	1848
Residential	Supported housing	Generally	1882	1568	2076	3993	-	-	3093	-	-	-	-	-	-	-	-	-	-	-	1114	589	1554
Residential	Students' residences, halls of residence, etc		2235	1994	2482	2948	-	-	5804	-	-	978	-	-	-	-	-	-	-	-	1552	1115	1665

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Although we're proud to be 'Made in Wales', we've created our team from experts all over the UK, and support our clients nationwide.



Totally Close

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