

Typical UK Construction Costs of Buildings

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This page contains a guide of indicative construction costs of various buildings per m² of gross internal floor area (internal area of the building measured over internal walls and partitions, stairwell openings etc).

Construction costs include the following group elements:

- Substructure
- Superstructure
- Finishes
- Fittings, furnishings and equipment
- Services
- Main Contractor's overheads and profit
- Preliminaries

All costs are set at current index 211 (2Q2023 - Year 2000 = 100), at UK national average (index 100) and a building works value factor of 1 (building works value of approximately £1,000,000). See the [Construction Indices](#), the [Regional Variations](#) and the [Project Value Adjustments](#) pages for more details.

The costs below are for the building only (i.e. no external works), and are inclusive of preliminaries, and contractor's overheads and profit set at 5.5%.

All costs exclude land purchase, fees, VAT, and any fittings, furnishings and equipment supplied by the Client.

The costs given here are provided in good faith as an indicative guide only and should be used with understanding. You should also consider other sources of information. Costmodelling Limited cannot accept any liability for any work produced using these figures. You should always seek professional advice in producing costs for any construction project.

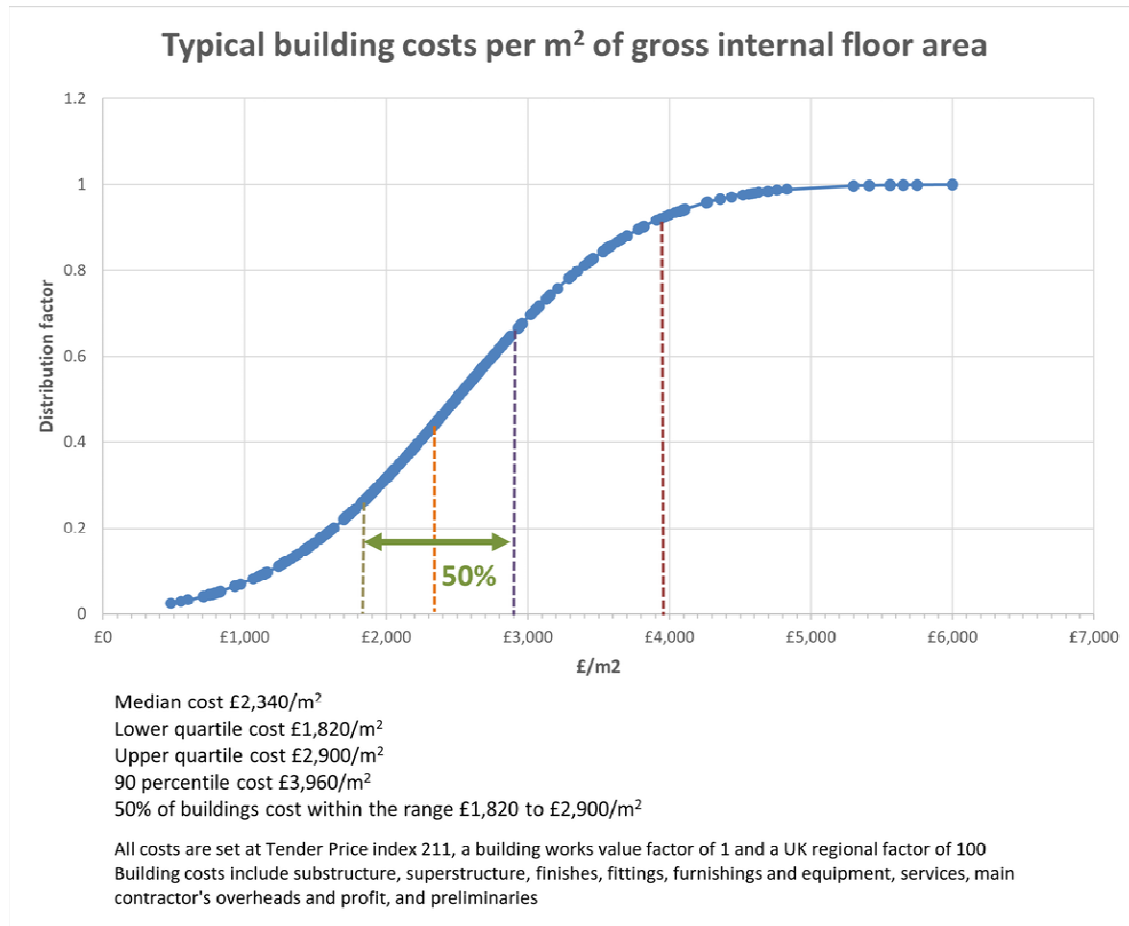
Unless stated otherwise, the costs are based on buildings constructed to a typical or mid-range specification. However, no two buildings are the same. Building size and shape, number of storeys, ground conditions, design and material specification, number and size of windows, number of lifts, local market conditions, etc. can all have a significant impact on costs.

Costs can vary from the range of guide costs given here.

The costs below should only be used to give a general indication of what a building **MAY** cost to construct. They do not provide a cost of what your actual project **WILL** cost to construct. You should always seek the advice of a professional quantity surveyor who will be able to advise an accurate budget for your project.

Typical costs per m²

We have used our Costmodelling CostAdviser Professional software to produce cost models for all the buildings detailed in the table below. A chart plotting these building costs in a distribution curve is provided below:



Analysis of the building costs provides the following information:

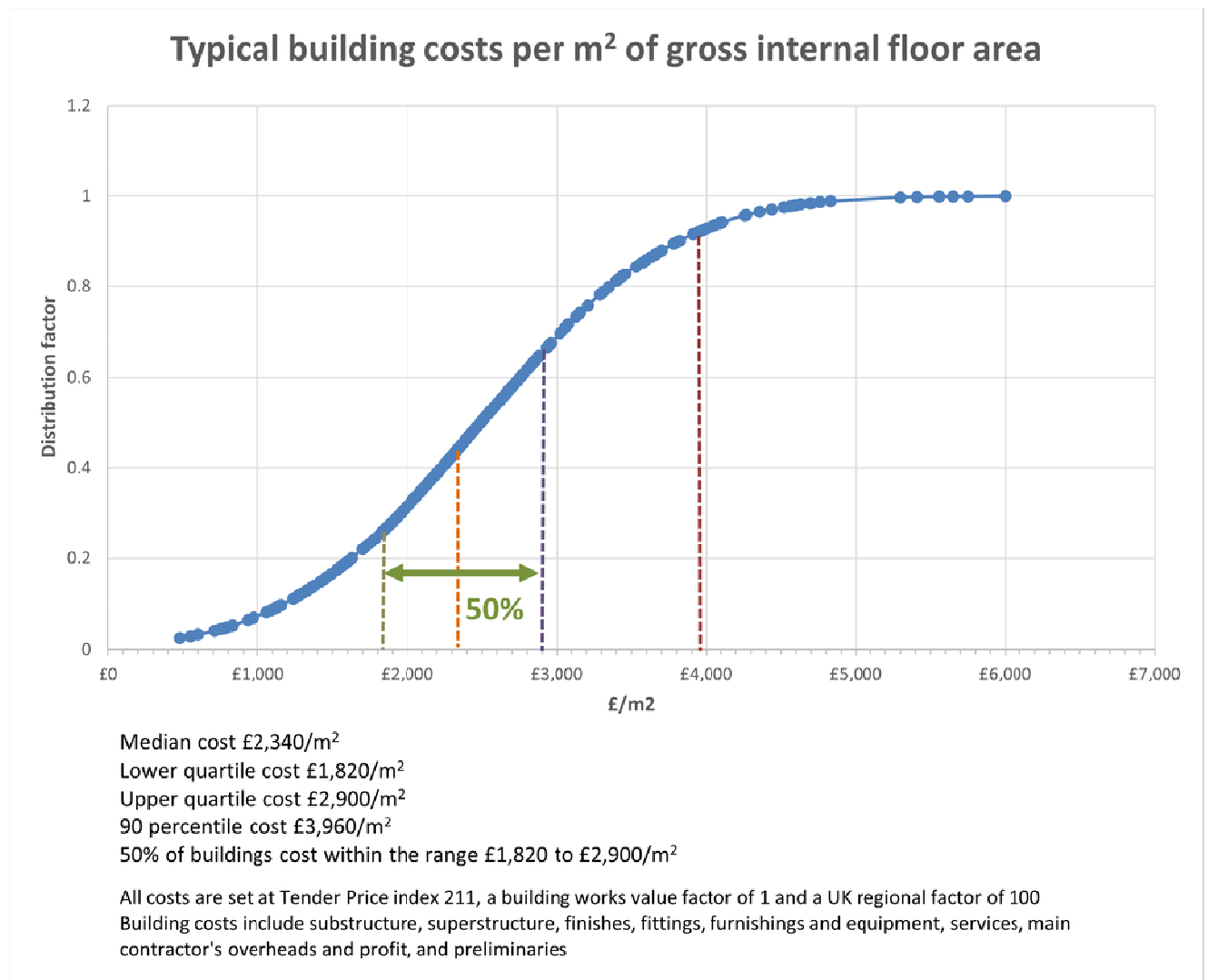
- The lowest cost for a building is: £480/m²
- The 25% quartile cost of a building is: £1,840/m²
- The median cost of a building is: £2,340/m²
- The 75% quartile cost of a building is: £2,900/m²
- The 90% percentile cost of a building is: £3,960/m²
- The highest cost for a building is: £5,960/m²
- 50% of buildings are be within the cost range: £1,820/m² - £2,900/m²
- 90% of buildings are within the cost range: £480/m² - £3,960/m²

All costs are set at Tender Price index 211, a building works value factor of 1 and a UK regional factor of 100

We have also used our software to generate a cost model for a typical building comprising all elements at average design and pricing. This produces a cost model for an average cost building of £2,190/m²

Using this average cost, and through analysis of multiple cost models we have produced using differing element unit quantities and element unit rates allows us to determine the standard deviation of building costs. Our calculations determine this to be £980/m²

We can use this information to create a normal distribution of building costs, which is given in the chart below:



All normal density curves satisfy the following property which is often referred to as the 'Empirical Rule':

- 68% of the observations fall within 1 standard deviation of the mean
- 95% of the observations fall within 2 standard deviations of the mean
- 99.7% of the observations fall within 3 standard deviations of the mean

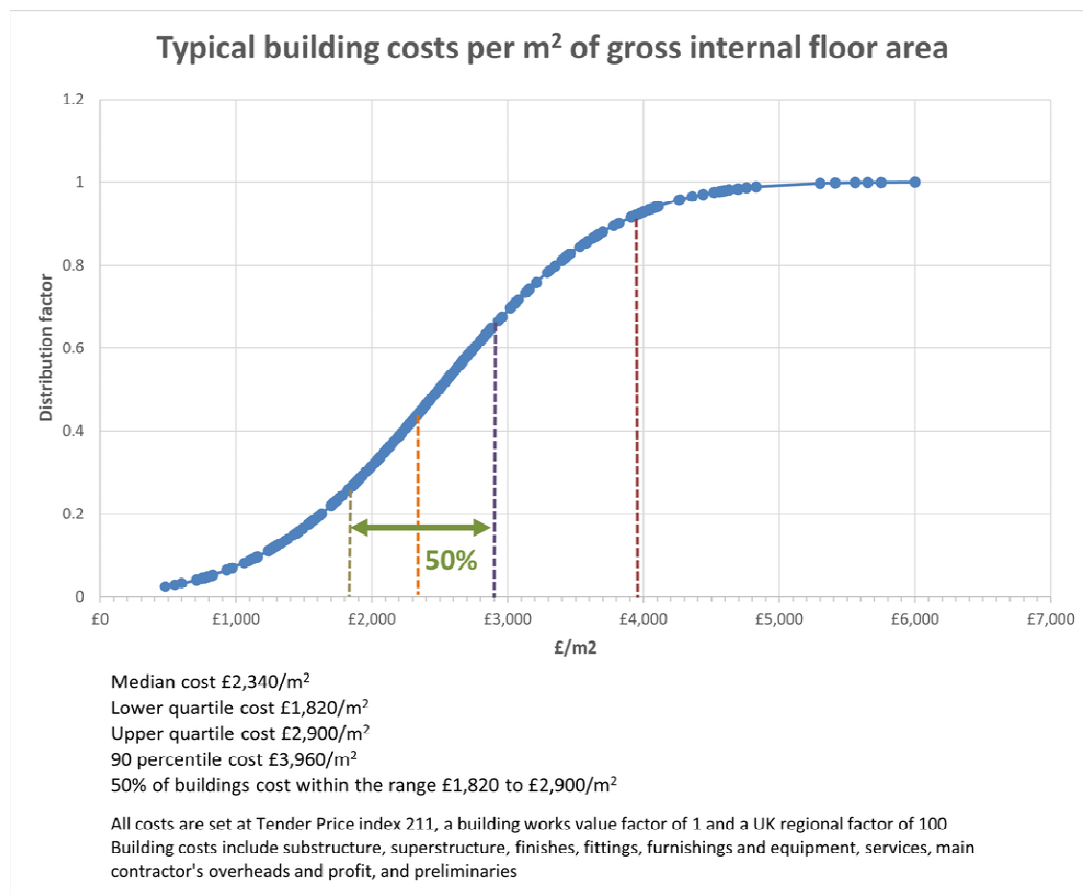
Applying the Empirical Rule to our cost data allows us to predict likely costs of buildings as follows:

- The cost of a building comprising normal components, and average design and pricing is: £2,290/m². In the Empirical Rule this is taken as the average or mean cost.
- 68% of buildings will be within the cost range: £1,210/m² - £3,170/m²
- 95% of buildings will be within the cost range: £230/m² - £4,150/m²
- 99.7% of buildings will cost below £5,130/m²

All costs are set at Tender Price index 211, a building works value factor of 1 and a UK regional factor of 100

Table of costs

Important! When using the information from the table below, it is important that any costs produced are adjusted using the project value adjustment factor obtained from the project value adjustment chart.



All the costs in the table below are set at a project value factor of 1. When you obtain a total building cost for your project by multiplying the gross internal floor area by the cost per m²,

you should multiply the resultant total cost by the factor obtained from the chart that corresponds to your total. This will help ensure that your project costs reflect the economies of scale appropriate to your project size.

An example of how to use the information to create a construction works budget is provided at the end of this page.

Building entities	£/m ²
Administrative, commercial and protective service entities	
Offices, non air-conditioned: 1-2 storey	2,000 - 2,220
Offices, non air-conditioned: 3-5 storey	2,140 - 2,380
Offices, non air-conditioned: 6+ storey	2,460 - 2,720
Offices, air-conditioned: 1-2 storey	2,330 - 2,590
Offices, air-conditioned: 3-5 storey	2,500 - 2,780
Offices, air-conditioned: 6+ storey	2,850 - 3,170
Offices with shops and flats, non air-conditioned: 1-2 storey	1,980 - 2,200
Offices with shops and flats, non air-conditioned: 3-5 storey	2,050 - 2,270
Offices with shops and flats, non air-conditioned: 6+ storey	2,210 - 2,450
Embassies	3,390 - 3,750
County, City and Town halls	2,680 - 2,980
Local admin buildings	2,510 - 2,790
Record offices, archives, patent offices	2,560 - 2,840
Vehicle repair and maintenance buildings	1,710 - 1,910
Wholesale trading building/auction rooms	1,310 - 1,450
Department stores	2,710 - 3,010
Banks and building society branches	2,980 - 3,300
Bank head offices	3,690 - 4,090
Market building providing accommodation for stalls, etc	1,060 - 1,180
Vehicle showrooms	1,720 - 1,920
Vehicle showrooms with workshops	1,600 - 1,780
Shops: shell only	1,040 - 1,160
Shops, simple stores: shell and fitting out	1,500 - 1,660
Shops, designer stores: shell and fitting out	1,890 - 2,090
Shops with domestic or office accommodation	2,420 - 2,680
Mixed commercial developments	1,330 - 1,490
Retail warehouses: shell only	750 - 830
Retail warehouses: shell and fitting out	1,090 - 1,210
Supermarkets: shell only	910 - 1,010
Supermarkets: shell and fitting out	2,410 - 2,670
Hypermarkets: shell only	910 - 1,010
Hypermarkets: shell and fitting out	1,970 - 2,190

Shopping centres: simple	1,740 - 1,940
Shopping centres: comprehensive	2,680 - 2,980
Branch post offices	1,720 - 1,920
Postal sorting and delivery offices	1,720 - 1,920
Air Force facilities, operations building	2,070 - 2,290
Territorial Army centres	1,880 - 2,080
Military buildings	2,070 - 2,290
Camps, depots, bases, ranges, etc	2,080 - 2,300
Police stations	2,430 - 2,690
Police admin/control buildings	2,490 - 2,770
County courts	4,110 - 4,550
Magistrates courts	2,220 - 2,460
Prisons	3,230 - 3,570
Reformatories and secure residential units for children	3,330 - 3,690
Ambulance stations	1,520 - 1,680
Ambulance control centres	2,500 - 2,780
Fire stations	2,580 - 2,860
Fire service admin/control buildings	2,500 - 2,780
Fire training buildings	2,160 - 2,400
Mountain and cave rescue centres	1,750 - 1,950
Cultural, educational, scientific and information entities	
Nursery schools	2,470 - 2,730
Primary/junior schools	2,370 - 2,630
Secondary/middle schools	2,490 - 2,770
Sixth form colleges	2,340 - 2,600
Special schools	2,420 - 2,680
Schools for those with learning disabilities	2,340 - 2,600
Schools for the physically disabled	2,000 - 2,220
Training colleges	2,070 - 2,290
Management training centres	2,180 - 2,420
Universities and colleges	2,290 - 2,550
Learning resource centres	2,500 - 2,780
Adult education facilities	2,360 - 2,620
Art and drama centres	2,140 - 2,380
Lecture theatres	4,260 - 4,720
Research facilities	2,790 - 3,090
Laboratories	3,570 - 3,950
Artists' studios	1,600 - 1,780
Art galleries, facilities for special displays	3,770 - 4,170
Museums, planetaria	5,250 - 5,810
Exhibition centres	3,440 - 3,820

Conference centres	2,900 - 3,220
Libraries	4,010 - 4,450
Churches, chapels, etc.	2,680 - 2,980
Temples, mosques, synagogues, etc	3,090 - 3,430
Mission halls, meeting houses, etc.	3,030 - 3,350
Convents	2,540 - 2,820
Industrial entities	
Advance factories: generally	1,080 - 1,200
Advance factories/offices: mixed facilities	1,500 - 1,660
Factories: generally	1,160 - 1,300
Purpose-built factories	1,180 - 1,320
Purpose-built factories/offices: mixed facilities	1,450 - 1,610
Factories for food and drink	2,470 - 2,730
Factories for chemical and allied industries	2,250 - 2,490
Factories for metals	1,620 - 1,800
Factories for mechanical and electrical engineering	1,520 - 1,680
Factories for electronics, computers and the like	2,480 - 2,760
Factories for paper, printing and publishing	1,490 - 1,650
Advance warehouses/stores	1,040 - 1,160
Warehouses/stores: generally	1,050 - 1,170
Purpose-built warehouses/stores: generally	1,080 - 1,200
Builders yards and maintenance depots	1,020 - 1,140
Distribution centre/warehouse 10m to 15m high (10000m2 footprint)	510 - 570
Distribution centre/warehouse 16m to 24m high (10000m2 footprint)	570 - 630
Cold stores/refrigerated stores	1,250 - 1,390
Livestock buildings	450 - 510
Stud farms, stables, etc	1,450 - 1,610
Refuse depots	1,520 - 1,680
Medical, health, welfare and sanitary entities	
Day hospitals	2,610 - 2,890
Community hospitals	3,690 - 4,090
General hospitals	4,030 - 4,470
Mental, psychiatric hospital facilities	3,380 - 3,740
Psychiatric units	3,870 - 4,290
Psychiatric units for the elderly	3,490 - 3,870
Learning disability units	3,600 - 3,980
Ear, nose and throat units	2,470 - 2,750
Cardiac units	3,230 - 3,590
Hospital facilities for the treatment of parts of the body	2,520 - 2,800
Maternity, gynaecological hospital facilities	3,450 - 3,830
Genito-urinary facilities	2,590 - 2,870

Paediatric, geriatric hospital facilities	2,600 - 2,880
Paediatric units, children's hospitals	2,520 - 2,800
Surgery including operating theatres	4,340 - 4,800
Hospital laboratories	3,360 - 3,720
Pathology laboratories	3,360 - 3,720
Occupational therapy, physiotherapy, hydrotherapy units	2,880 - 3,200
Pharmacies	3,230 - 3,570
Hospital mixed specialist facilities	4,180 - 4,640
Diagnostic units excluding radiography	2,680 - 2,980
Radiography (x-ray) units	5,420 - 6,000
Chemotherapy units	4,190 - 4,650
Radiotherapy units	4,370 - 4,830
Specialised facilities	4,330 - 4,790
Outpatients/casualty units	2,690 - 2,990
Ward blocks	3,880 - 4,300
Intensive care/acute wards	3,860 - 4,280
Sterile stores/serialisation units	3,350 - 3,710
Medical research facilities	3,360 - 3,720
Observation and assessment centres	2,540 - 2,820
Blood transfusion facilities	2,950 - 3,270
Hospital teaching centres	2,420 - 2,680
Health centres, clinics, group practice surgeries	2,400 - 2,660
Welfare consultation centres	2,390 - 2,650
Day centres	2,640 - 2,920
Nursing homes	2,010 - 2,230
Homes for the elderly	2,280 - 2,540
Homes for the mentally ill	1,870 - 2,070
Childrens homes	2,450 - 2,710
Homes for children with special needs	3,260 - 3,620
Hospices	2,400 - 2,660
Mortuaries	4,420 - 4,900
Crematoria	2,970 - 3,290
Public conveniences	3,120 - 3,460
Utility blocks: washing and toilet facilities	3,710 - 4,110
Animal rearing and living facilities	2,520 - 2,800
Kennels and catteries	2,180 - 2,420
Veterinary hospitals	2,430 - 2,690
Animal clinics	2,090 - 2,330
Recreational entities	
Public houses, licensed premises	2,500 - 2,780
Restaurants	3,850 - 4,270

Canteens, refectories, cafes, etc	2,290 - 2,550
Arts and drama centres	2,850 - 3,170
Theatres: less than 500 seats	3,770 - 4,170
Theatres: over 500 seats	5,660 - 6,260
Concert halls	4,560 - 5,040
Cinemas	3,210 - 3,550
Multiplex cinemas	4,300 - 4,760
Community centres	2,260 - 2,500
General purpose halls	2,060 - 2,280
Youth clubs	2,520 - 2,800
Visitors centres	3,440 - 3,820
Mixed recreations buildings, holiday camps, caravan site buildings, etc	2,600 - 2,880
Sport and activity entities	
Squash courts	1,670 - 1,850
Indoor bowls halls	1,200 - 1,340
Indoor tennis courts	720 - 800
Table tennis centres	1,190 - 1,330
Indoor cricket centres	1,350 - 1,510
Indoor bowling greens	870 - 970
Indoor athletic training centres	1,510 - 1,670
Indoor sports arena	2,260 - 2,500
Health and fitness clubs	2,340 - 2,600
Sports centres, recreational centres	2,270 - 2,510
Sports centres, recreational centres including swimming pools	3,420 - 3,780
Gymnasium/sports halls	1,760 - 1,960
Sports pavilions, club houses and changing rooms	1,900 - 2,120
Sports changing rooms	2,360 - 2,620
Sports pavilions and club houses	2,200 - 2,440
Club houses	1,930 - 2,150
Golf club houses	2,010 - 2,230
Bowls pavilions	1,500 - 1,660
Rifle ranges	1,450 - 1,610
Golf driving ranges	1,920 - 2,140
Riding schools	670 - 750
Boat houses	2,780 - 3,080
Leisure centres: dry	2,500 - 2,780
Leisure centres: wet and dry	3,800 - 4,220
Swimming pools: small	3,330 - 3,690
Swimming pools: 25m	2,760 - 3,060
Swimming pools: 50m	3,710 - 4,110
Leisure pools	4,430 - 4,910

Covered ice rinks	2,140 - 2,380
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Residential entities

Estate housing: generally	1,490 - 1,650
Estate housing: single storey	1,610 - 1,790
Estate housing: 2 storey	1,460 - 1,620
Estate housing: 3 storey	1,480 - 1,640
Estate housing: detached, generally	1,680 - 1,860
Estate housing: detached, single storey	1,640 - 1,820
Estate housing: detached, 2 storey	1,600 - 1,780
Estate housing: detached, 3 storey	1,660 - 1,840
Estate housing: semi-detached, generally	1,490 - 1,650
Estate housing: semi-detached, single storey	1,600 - 1,780
Estate housing: semi-detached, 2 storey	1,480 - 1,640
Estate housing: semi-detached, 3 storey	1,510 - 1,670
Estate housing: terraced, generally	1,400 - 1,560
Estate housing: terraced, single storey	1,530 - 1,710
Estate housing: terraced: 2 storey	1,340 - 1,500
Estate housing: terraced: 3 storey	1,370 - 1,530
Small - medium scale housing developments: generally	1,850 - 2,050
Small - medium scale housing developments: single storey	1,890 - 2,090
Small - medium scale housing developments: 2 storey	1,820 - 2,020
Small - medium scale housing developments: 3 storey	1,850 - 2,050
Small - medium scale housing developments: detached, generally	1,930 - 2,150
Small - medium scale housing developments: detached, single storey	1,900 - 2,100
Small - medium scale housing developments: detached, 2 storey	1,930 - 2,150
Small - medium scale housing developments: detached, 3 storey	1,990 - 2,210
Small - medium scale housing developments: semi-detached, generally	1,820 - 2,020
Small - medium scale housing developments: semi-detached, single storey	1,890 - 2,090
Small - medium scale housing developments: semi-detached, 2 storey	1,780 - 1,980
Small - medium scale housing developments: semi-detached, 3 storey	1,800 - 2,000
Small - medium scale housing developments: terraced, generally	1,790 - 1,990
Small - medium scale housing developments: terraced, single storey	1,890 - 2,090
Small - medium scale housing developments: terraced: 2 storey	1,730 - 1,930
Small - medium scale housing developments: terraced: 3 storey	1,750 - 1,950
One-off housing: generally	2,280 - 2,520
One-off detached housing: generally	2,350 - 2,610
One-off detached housing: single storey	2,150 - 2,390
One-off detached housing: 2 storey	2,260 - 2,500
One-off detached housing: 3 storey	2,310 - 2,570
One-off semi-detached housing: generally	2,160 - 2,400

One-off semi-detached housing: single storey	2,160 - 2,400
One-off semi-detached housing: 2 storey	2,090 - 2,310
One-off semi-detached housing: 3 storey	2,090 - 2,330
One-off terraced housing: generally	2,190 - 2,430
One-off terraced housing: single storey	2,230 - 2,470
One-off terraced housing: 2 storey	2,120 - 2,360
One-off terraced housing: 3 storey	2,120 - 2,360
Flats/apartments without lifts: generally	1,760 - 1,960
Flats/apartments without lifts: single storey	1,840 - 2,040
Flats/apartments without lifts: 2 storey	1,600 - 1,780
Flats/apartments without lifts: 3-5 storey	1,900 - 2,120
Flats/apartments without lifts: 6+ storey	1,940 - 2,160
Flats/apartments with lifts: generally	2,340 - 2,600
Flats/apartments with lifts: 2 storey	1,780 - 1,980
Flats/apartments with lifts: 3-5 storey	1,930 - 2,150
Flats/apartments with lifts: 6+ storey	2,020 - 2,240
'One-off' custom-built apartments/flats: standard quality, 3-5 storeys	2,870 - 3,190
'One-off' custom-built apartments/flats: high quality in residential tower	3,830 - 4,250
Sheltered housing: generally	1,620 - 1,800
Sheltered housing: single storey	1,870 - 2,070
Sheltered housing: 2 storey	1,640 - 1,820
Sheltered housing: 3 storey	1,510 - 1,670
Sheltered housing: 4 storey	1,680 - 1,860
Student residences: large budget schemes with ensuite accommodation	2,220 - 2,460
Student residences: smaller schemes (40-100 units) mid-range specification	1,960 - 2,180
Student residences: smaller high quality courtyard schemes college style	2,210 - 2,450
Nurses residences	1,810 - 2,010
Staff residential accommodation	2,040 - 2,260
Hotels: budget roadside excluding dining facilities	2,080 - 2,300
Hotels: budget city centre with dining and bar facilities	2,550 - 2,830
Hotels: mid range with conference and leisure facilities	2,660 - 2,940
Hotels: business city centre with conference and leisure facilities	3,740 - 4,140
Hotels: luxury city centre with conference and leisure facilities	5,110 - 5,650
Barracks, mess accommodation, section houses etc	3,160 - 3,500
Youth hostels	2,460 - 2,720
Short-stay hostels for the homeless, etc	2,200 - 2,440
Electrical power generation and distribution entities	
Electricity substations	2,680 - 2,980
Generator houses, power stations, etc	2,130 - 2,370
Communications, security, safety and protection entities	
TV, radio and video studios	3,560 - 3,940

Computer buildings/Data centres	3,230 - 3,570
Telephone exchanges	1,870 - 2,070
Telephone engineering centres	1,280 - 1,420
Transport entities	
Airport hangers	1,970 - 2,190
Airport terminals	4,490 - 4,970
Airport piers or satellites	5,250 - 5,810
Airport cargo handling bases	1,250 - 1,390
Airport distribution centres	700 - 780
Bus and coach stations	3,600 - 3,980
Bus garages	1,350 - 1,510
Residential detached garage (traditional construction)	1,080 - 1,200
Multi-storey car parks	780 - 880
Underground car parks with mechanical ventilation	1,220 - 1,360
Railway stations	5,000 - 5,540
Railway lineside buildings	2,430 - 2,690
Railway relay buildings/substation	1,880 - 2,080
Rail vehicle storage/repair buildings	2,790 - 3,090
Port and harbour terminals/buildings	4,370 - 4,830
Boat control buildings	2,710 - 3,010
Circulation and storage entities	
Bulk goods storage facilities	990 - 1,110
Agricultural storage buildings	910 - 1,010
Vehicle storage buildings	760 - 860
Links, corridors, etc	2,700 - 3,000
Boiler houses excluding boiler plant	2,470 - 2,730
Boiler houses including boiler plant	5,320 - 5,900

Building classifications are based on Uniclass Building En Entities - October 2022 - v1.26

If you wish to create a detailed cost model yourself, download our app. It's simple, easy to use, quick and a fully-operational trial version available completely free of charge for 30-days! Go to our [download](#) section and use our wizard to create your cost model from scratch.

Example of putting a budget together

The following is an example of how an early cost advice budget may be put together when all that is known about the project is building size (gross floor area), location and an indicative start of construction date.

If you don't know any better, we would typically add a further 10 - 20% of the building cost to cover the costs of external works depending on how extensive these works are. External works include site preparation works, roads, paths and pavings, planting, fencing, railings and walls, site/street furniture and equipment, external drainage and external services.

We would typically add a figure of 10 - 15% to cover risk.

Professional fees can be anything from 5% to 15% depending on the size of the project - generally the larger the project the smaller fee percentage.

Important! When using the information above it is important that any costs produced are adjusted for building works value. As stated, all the costs per m² on this page are based on a building works value factor of 1 (building works value of approximately £1,000,000).

The cost per m² given for a detached house for example is for a project in which the house is costing some £1,000,000 (i.e. a building works value factor of 1). If your house is only costing £250,000 the project value adjustment must be applied to produce the cost per m² appropriate for your building value (in this example, the building works value factor would be 1.07 i.e. cost per m² needs to be 7% more than the cost per m² given in the table above).

Making this adjustment will help produce costs that are relevant to your project size and value.

This example is for a proposed new office block in York, 4000m² gross floor area, with a proposed construction start date of November 2023.

Proposed 4-storey air-conditioned office block, York

Gross floor area:	4000m ²	
Location:	York	
Proposed construction start date:	April 2024	
Construction period:	52 weeks	
Base cost from cost per m ² table		
Offices, air-conditioned: 3-5 storey:	£2,640/m ²	
Budget calculation		
Building works cost (at bwv factor of 1.00)	4000m ² x £2,640/m ²	10,560,000
Adjustment for building works value		
(Factor for £10,560,000 is 0.89)		0.89
		9,398,500
Adjustment for location (York = 96)		0.96
		9,022,000
Adjustment for tender inflation		
Current tender price index April 2023	211	

Forecasted tender price index April 2024	219	
Adjustment (219 - 211) / 211	3.79%	342,000
		9,364,000
Adjustment for construction inflation		
Current building cost index April 2024	224	
Forecasted building cost index April 2025	229	
Adjustment ((229 - 224) / 224) x 50% *	1.12%	105,000
		9,469,000
Allowance for external works	say 15%	1,405,000
		10,874,000
Allowance for risk	say 12%	1,305,000
		12,179,000
Indicative total construction works cost		£12,200,000

Estimate base date: 1 April 2023.

Cost excludes land purchase, fees, VAT, fittings and furnishings supplied by the Client.

* Because on larger value contracts the contractor is usually paid in monthly instalments, the normal method of calculating construction inflation is that half the construction inflation rate applies to the whole of the construction works cost. If the contractor is not paid until after completion of the works, then the calculation should be the full construction inflation rate applied to the whole of the construction works cost.