# PRESS RELEASE

# Modern Networks publishes new white paper on the "digital premium" in UK commercial property

**Hitchin, Hertfordshire, UK – 9 April 2026** — Modern Networks Ltd, a provider of connectivity, network services, cybersecurity, 24/7 support and associated IT managed services for the UK commercial property sector, has published a new white paper, *From Brown Discounts to Digital Premiums*, examining how digital infrastructure is increasingly influencing office leasing outcomes, valuation narratives and investor risk assessments.

## Evidence links digital certification to rent and occupancy outcomes

The white paper draws together recent market evidence that buildings with independently validated digital connectivity and smart capability can outperform comparable stock on both income and vacancy measures. In Central London offices, Cushman and Wakefield's analysis of leasing data and WiredScore certification records found an **average rental premium of 4.1%** associated with WiredScore-certified buildings, with uplifts **up to 5.1%** for the highest levels of digital capability.

On occupancy, research published by WiredScore summarising a Moody's Analytics CRE study reported that **vacancy is, on average, 3.8% lower** in WiredScore-certified office buildings than in similar, non-certified buildings.

Modern Networks' paper argues that these results reflect a practical shift in occupier expectations. Tenants increasingly treat reliable internet access, strong in-building mobile signal and clear onboarding processes as basic utilities, and will factor digital assurance into decision-making earlier in the leasing journey.

## BuildingConnect was introduced for multi-let office buildings and flexible space

The publication also introduces **BuildingConnect**, a Modern Networks service designed to help commercial landlords and managing agents improve digital readiness in multi-tenanted office buildings and flexible office spaces. BuildingConnect is positioned as a building-wide approach to resilient connectivity, clear demarcation between landlord and tenant responsibilities, separation of tenant IT and building systems, and an "evidence trail" of documentation and reporting that can support due diligence and certification.

"Digital performance is no longer an invisible technical detail," said **James Tizzard**, Managing Director of Modern Networks Ltd. "When connectivity is dependable, documented and independently validated, it reduces friction in leasing and helps stakeholders talk about risk and reliability in plain terms. This white paper sets out what 'good' looks like and how landlords can take a repeatable approach across a portfolio."

## Availability

*From Brown Discounts to Digital Premiums* is available from Modern Networks on request and via its website.

## About Modern Networks

Modern Networks helps commercial property owners and managing agents turn buildings into high-performing, tenant-ready assets. Founded in 1999, the company provides connectivity, secure networks, telephony and responsive support across more than 2,000 UK properties, including shopping centres, retail parks, and science and innovation parks, as well as hundreds of tenant organisations.

Modern Networks also supports owners and operators seeking WiredScore and SmartScore certification. Its Accredited Professionals carry out audits and assessments, guide improvements, and help maintain the documentation and evidence needed to meet certification requirements.

The company works to recognised best-practice standards, including ISO 9001, ISO 14001 and ISO 27001, and holds SafeContractor accreditation.

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