



EDINBURGH OFFICE MARKET

RESEARCH, Q2 2022

ABERDEEN - BIRMINGHAM - BRISTOL - CARDIFF - EDINBURGH - GLASGOW - LEEDS - MANCHESTER - NEWCASTLE - SHEFFIELD

Updated quarterly our dashboards provide a concise synopsis of activity in UK's regional office markets



OCCUPIER SUMMARY



DEMAND

TAKE UP (SQ FT)
50,834

NO. OF DEALS
25

MOST ACTIVE SECTOR
TMT



SUPPLY

GRADE A AVAILABILITY (SQ FT)
370,946

VACANCY RATE
8.7%

Note: All figures of city centre

INVESTMENT



ACTIVITY

VOLUMES £M
£72.6

QTR VS 10YEAR AVERAGE
-7%

NO. OF DEALS
3



YIELDS

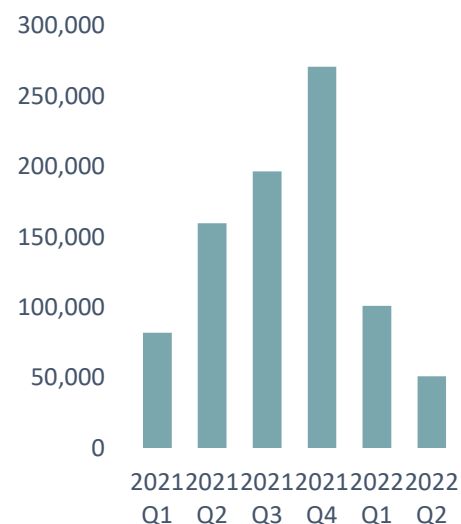
PRIME CITY CENTRE
4.5%

PRIME OOT
6%

FORECAST TOTAL RETURN
3.3%
(PA 2022-2026)

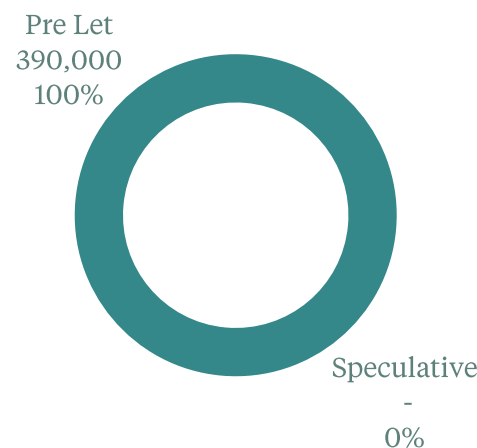
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



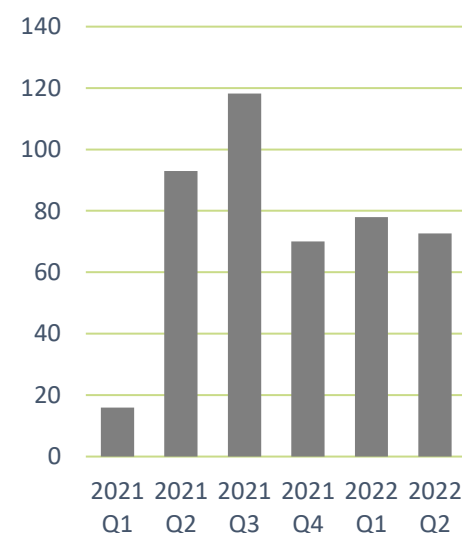
PRIME RENT

(£ PER SQ FT)



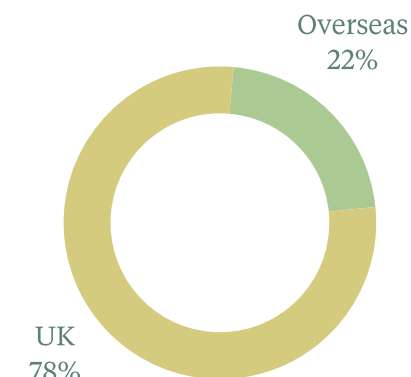
VOLUMES

(£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

1-7 Exchange Crescent

BUILDING

OCCUPIER
Dukosi

SIZE (SQ FT)
12,066



HEADLINE TRANSACTION

Gyle Square, 1 South Gyle Crescent

BUILDING

PRICE
£53.1M

BUYER
Assura Aspire Limited

VENDOR
Hyundai Asset Management Co Ltd (KF Acted)

We like questions, if you have one about our research, or would like some property advice, we would love to hear from you.

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