

# Edinburgh Office Market



**Q2 2024** Updated Quarterly, our dashboards provide a concise synopsis of activity in the UK regional office markets

## Occupational

### Demand

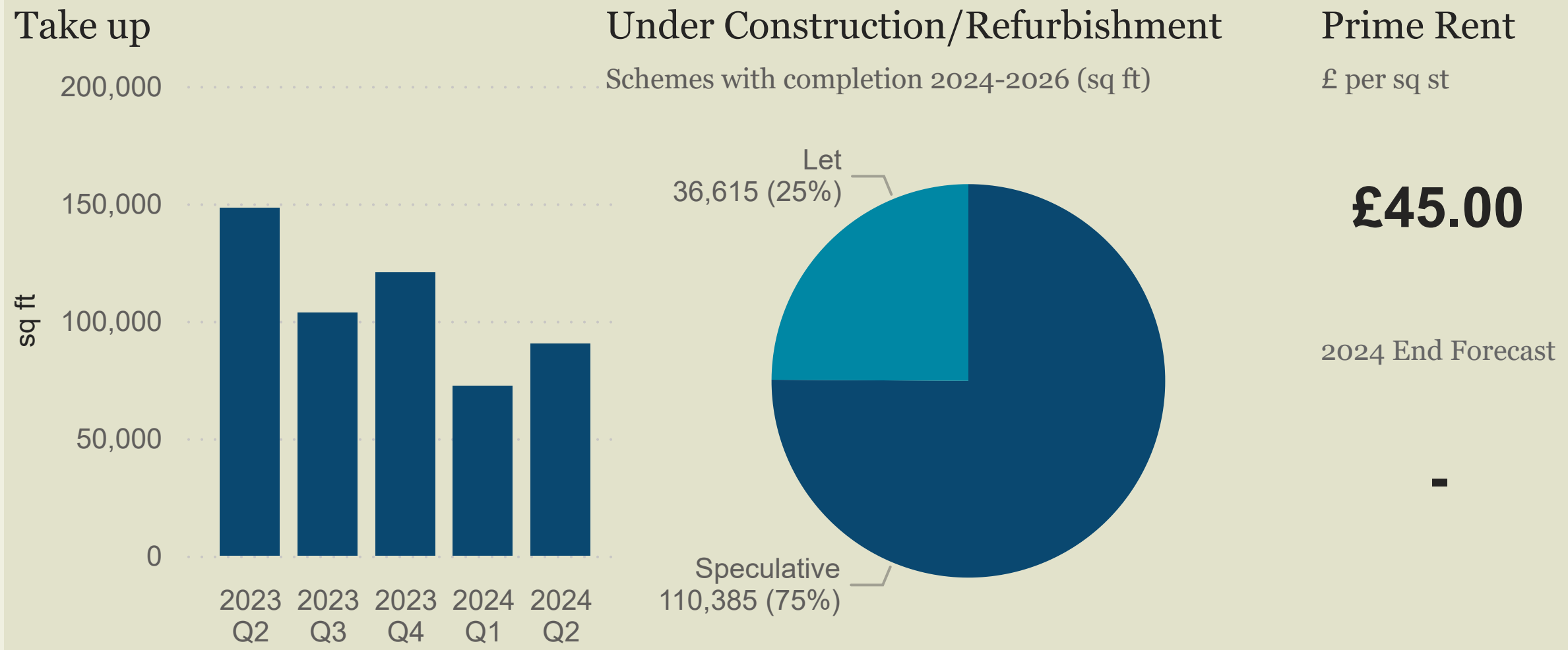
Take up sq ft	Number of Deals	Most Active Sector
<b>90,274</b>	<b>27</b>	<b>Professional Services</b>

Note: all figures of city centre

### Supply

Grade A Availability sq ft (second-hand (refurb))	Vacancy Rate (all grades)
<b>711,361</b>	<b>11.16%</b>

(Grade A Refurb: 6.8%)



Headline Transaction*	Building	Occupier	Size (sq ft)
	<b>Edinburgh Quay 2</b>	<b>Azets Holdings</b>	<b>12,706</b>

## Investment

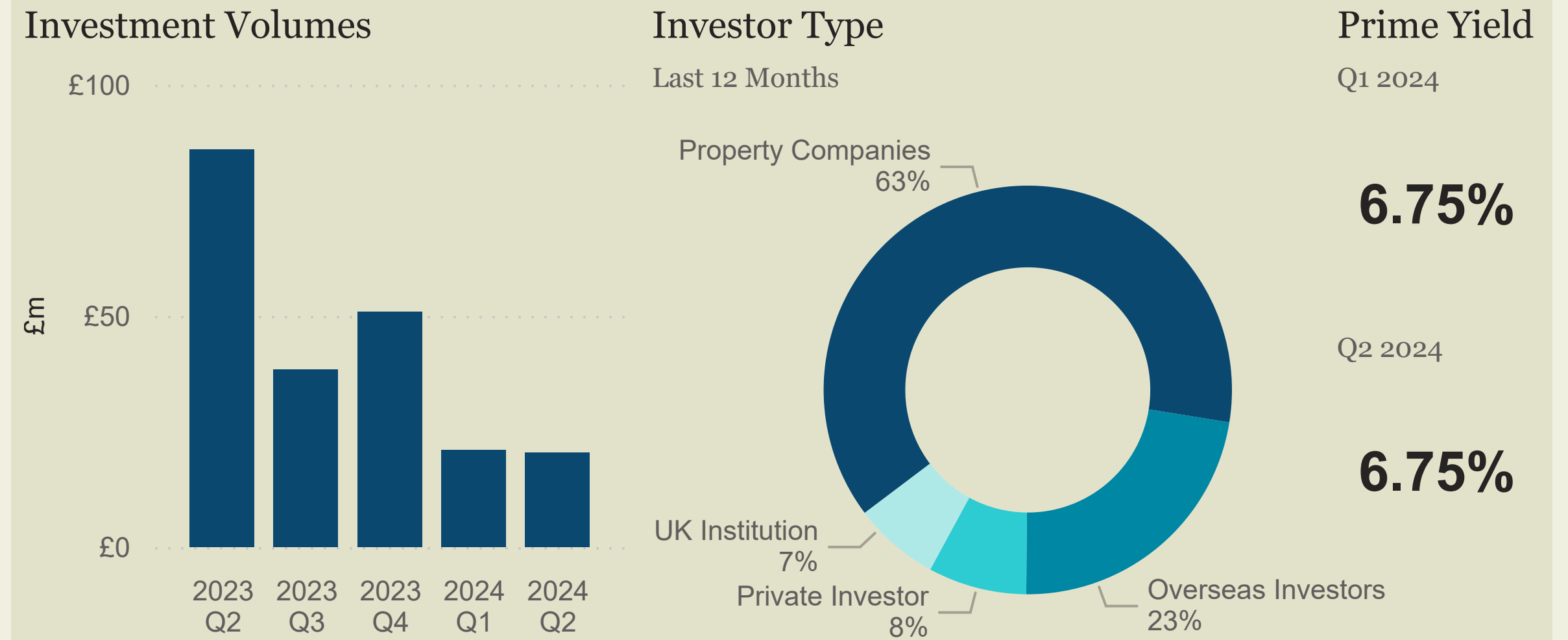
### Activity

Volumes £m	Qtr vs 10-Year Average	Number of Deals
<b>£20.41</b>	<b>-74%</b>	<b>2</b>

### Yields

Prime City Centre	Prime OOT	Forecast Total Return
<b>6.75%</b>	<b>9.00%</b>	<b>5.0%</b>

(PA 2024-2028)



Headline Transaction*	Building	Price	Purchaser	Vendor
	<b>40 Torphichen Street</b>	<b>£15.8m</b>	<b>Cervidae</b>	<b>Prudential</b>

\*Knight Frank involvement

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