



# EDINBURGH OFFICE MARKET

RESEARCH, Q3 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)**  
121,236

**NO. OF DEALS**  
33

**MOST ACTIVE SECTOR**  
Professional Services



### SUPPLY

**GRADE A AVAILABILITY (SQ FT)**  
458,282

**VACANCY RATE**  
8.22%



Note: All figures reflect city centre activity only

## INVESTMENT



### ACTIVITY

**VOLUMES £M**  
£36.22

**QTR VS 10YEAR AVERAGE**  
-56%

**NO. OF DEALS**  
3



### YIELDS

**PRIME CITY CENTRE**  
5.25%

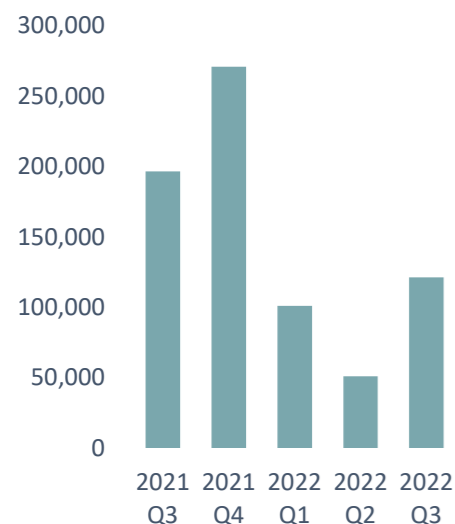
**PRIME OOT**  
6.75%

**FORECAST TOTAL RETURN (PA 2022-2026)**  
5.0%



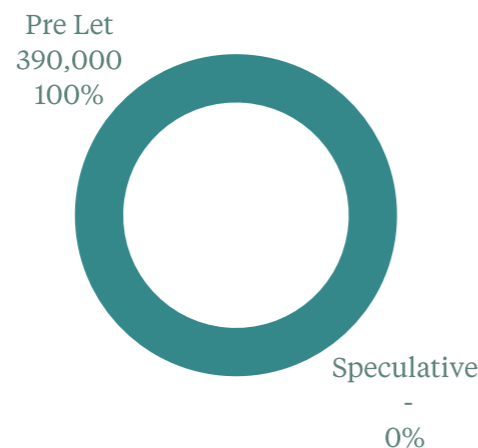
### TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



### UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



### PRIME RENT

(£ PER SQ FT)

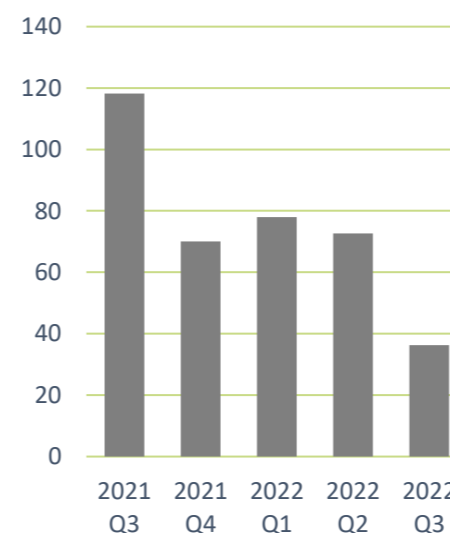


Q3 2022  
£40

2022 END FORECAST  
£40

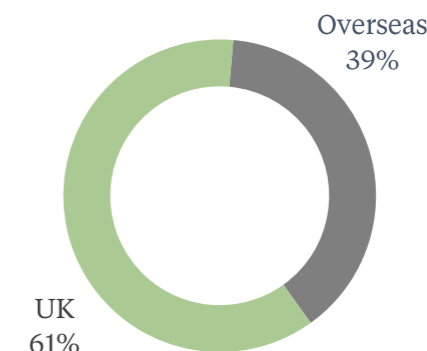
### VOLUMES

(£M)



### INVESTOR TYPE

LAST 12 MONTHS



### PRIME YIELD

NIY %



Q2 2022  
4.5%

Q3 2022  
5.5%



### HEADLINE TRANSACTION

**BUILDING**  
Capital Square

**OCCUPIER**  
Anderson Strathern LLP

**SIZE (SQ FT)**  
21,446



### HEADLINE TRANSACTION

**BUILDING**  
Exchange Tower

**PRICE**  
£20.72M

**BUYER**  
Cervidae

**VENDOR**  
Kennedy Wilson

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