

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



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Edinburgh Office Market

Research, Q4 2020

OCCUPIER DEMAND

TAKE-UP (SQ FT)

99,320

NUMBER OF DEALS

24

MOST ACTIVE SECTOR

28% TMT

OCCUPIER SUPPLY

GRADE A AVAILABILITY (SQ FT)

417,600

VACANCY RATE (TOTAL MARKET)

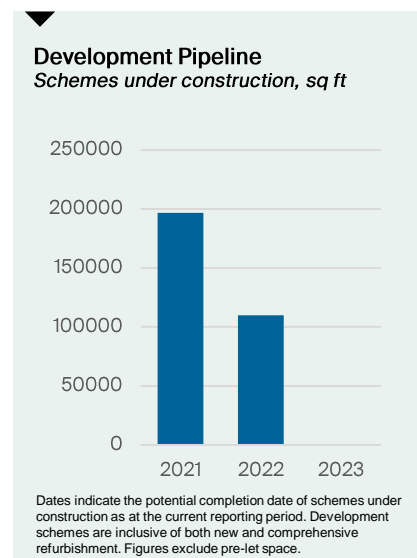
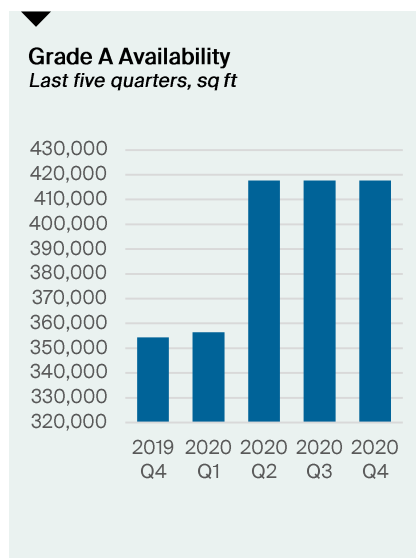
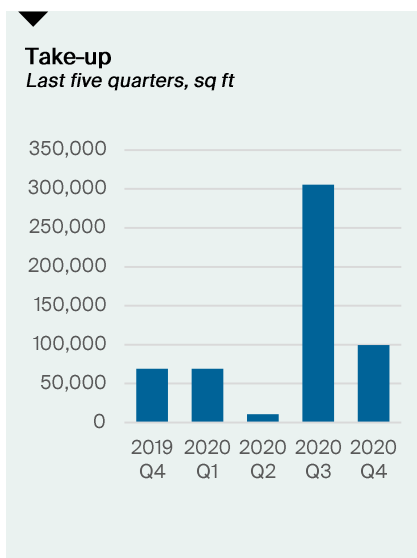
5.9%

UNDER CONSTRUCTION (SQ FT)

655,243

Pre-let and Speculative

Note: All figures are city centre only

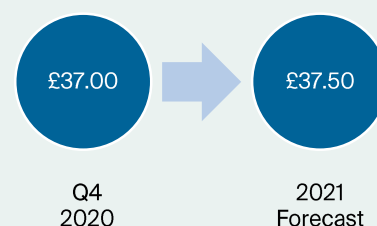


KEY TRANSACTIONS

Building	Occupier	Size (sq ft)
10 George Street	ARUP Group	20,072
Quartermile	Parsely Box	9,565
Block C, Kittle Yards	Third Equation	9,542
25 Melville Street	Rulelist Holdings Ltd	6,105

Headline Rent

£ per sq ft



INVESTMENT ACTIVITY

VOLUMES £M
£49m

QTR vs 10yr AVERAGE
-32%

NUMBER OF DEALS
2

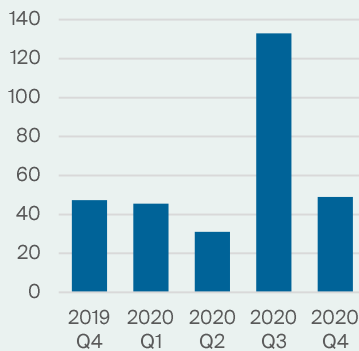
YIELDS

PRIME CITY CENTRE
4.75%

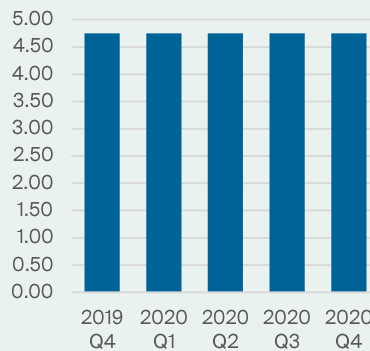
PRIME OOT
6.00%

FORECAST TOTAL RETURN
5.7% (PA 2020-2024)

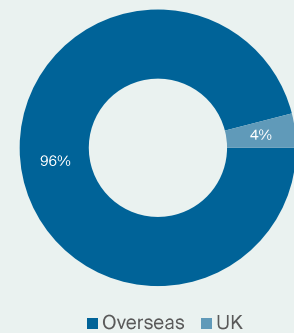
Investment Volumes £m



Prime Yield NIY %



Investor Type Last 12 months



Summary

KEY TRANSACTIONS

Building	Price £m	Buyer	Vendor
Quartermile 3	£45m	KanAm Grundinvest Fonds	M&G Real Estate
76 George Street	£4m	Palmers Immobilien (Austrian family office)	CCLA

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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