

Edinburgh Office Market

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



Research, Q4 2021

OCCUPIER



DEMAND

TAKE UP (SQ FT) 270,811 NO. OF **DEALS**

39

MOST ACTIVE **SECTOR** TMT

Note: All figures of city centre

SUPPLY

GRADE A AVAILABILITY (SQ FT)

341,335

VACANCY RATE 6.2%

INVESTMENT



ACTIVITY

VOLUMES £70.06

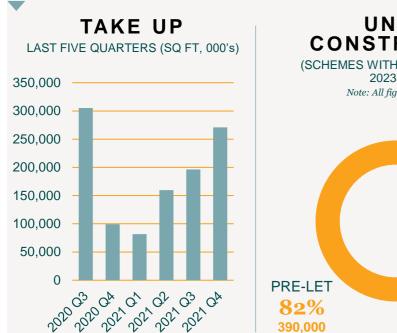
QTR VS 10YEAR **AVERAGE** +2.0% NO. OF **DEALS** PRIME CITY **CENTRE** 4.5%

PRIME OOT 6.0%

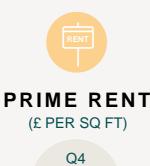
YIELDS

FORECAST TOTAL RETURN 6.3%

(PA 2021-2025)

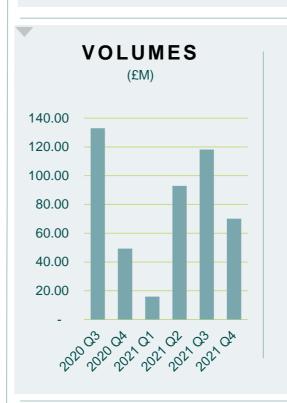


















BUILDING

2 Freer Street, **Fountainbridge**

OCCUPIER Fanduel

SIZE (SQ FT) 59,000



BUILDING Exchange **Place**

PRICE £58m

BUYER CBRE UK

VENDOR GLL Real Property PAIF | Estate Partners

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

Knight Frank Research Reports are available at knightfrank.com/research





ALASDAIR STEELE Partner, Edinburgh, Commercial +44 131 222 9622 alasdair.steele@knightfrank.com



EUAN KELLY Partner, Edinburgh Commercial +44 131 222 9631 euan.kelly@knightfrank.com



TOBY WITHALL Partner Edinburgh Commercial +44 131 222 9616 toby.withall@knightfrank.com



SIMON CAPALDI Partner, Edinburgh Commercial +44 131 222 9621 simon.capaldi@knightfrank.com



DARREN MANSFIELD Partner Commercial Research +44 207 861 1246 darren.mansfield@knightfrank.com