



EDINBURGH OFFICE MARKET

RESEARCH, Q4 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)
239,716

NO. OF DEALS
31

MOST ACTIVE SECTOR
Banking & Finance



SUPPLY

GRADE A AVAILABILITY (SQ FT)
465,557

VACANCY RATE
8.49%

Note: All figures reflect city centre activity only

INVESTMENT



ACTIVITY

VOLUMES £M
£20.02

QTR VS 10YEAR AVERAGE
-76%

NO. OF DEALS
2



YIELDS

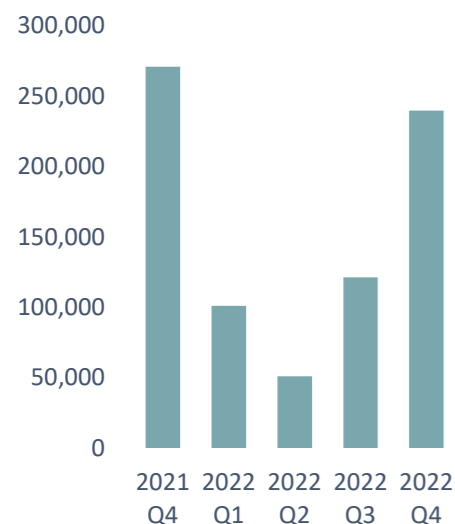
PRIME CITY CENTRE
6.00%

PRIME OOT
7.50%

FORECAST TOTAL RETURN (PA 2023-2026)
5.1%

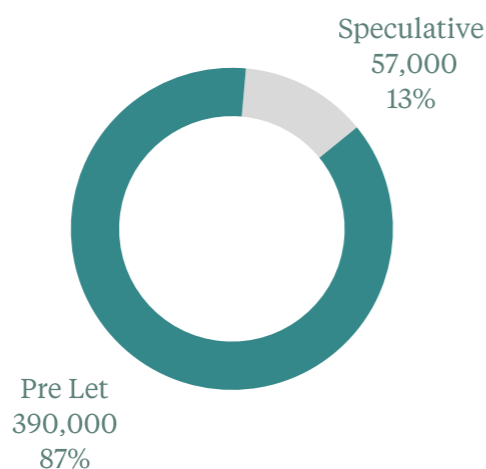
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2023-2025, SQ FT)



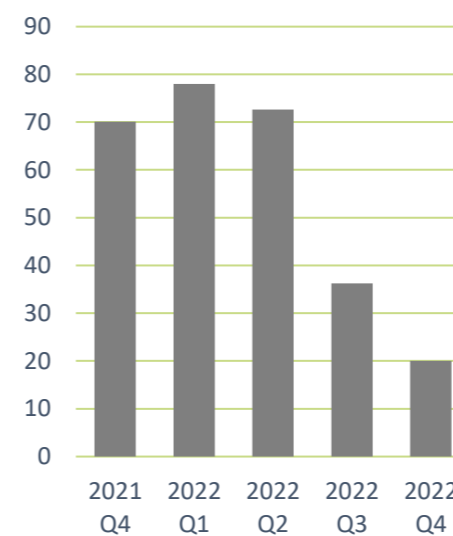
PRIME RENT

(£ PER SQ FT)



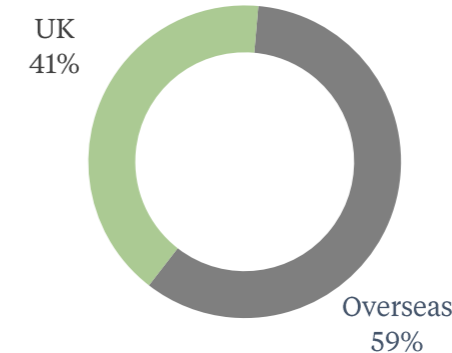
VOLUMES

(£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

BUILDING
20 Brandon Street

OCCUPIER
Blackrock

SIZE (SQ FT)
139,172



HEADLINE TRANSACTION

BUILDING
Orchard Brae House

PRICE
£18.6M

BUYER
VCM Global Asset Management

VENDOR
Palm Capital

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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