

# Edinburgh Office Market



**Q4 2023** Updated Quarterly, our dashboards provide a concise synopsis of activity in the UK regional office markets

## Occupational

### Demand

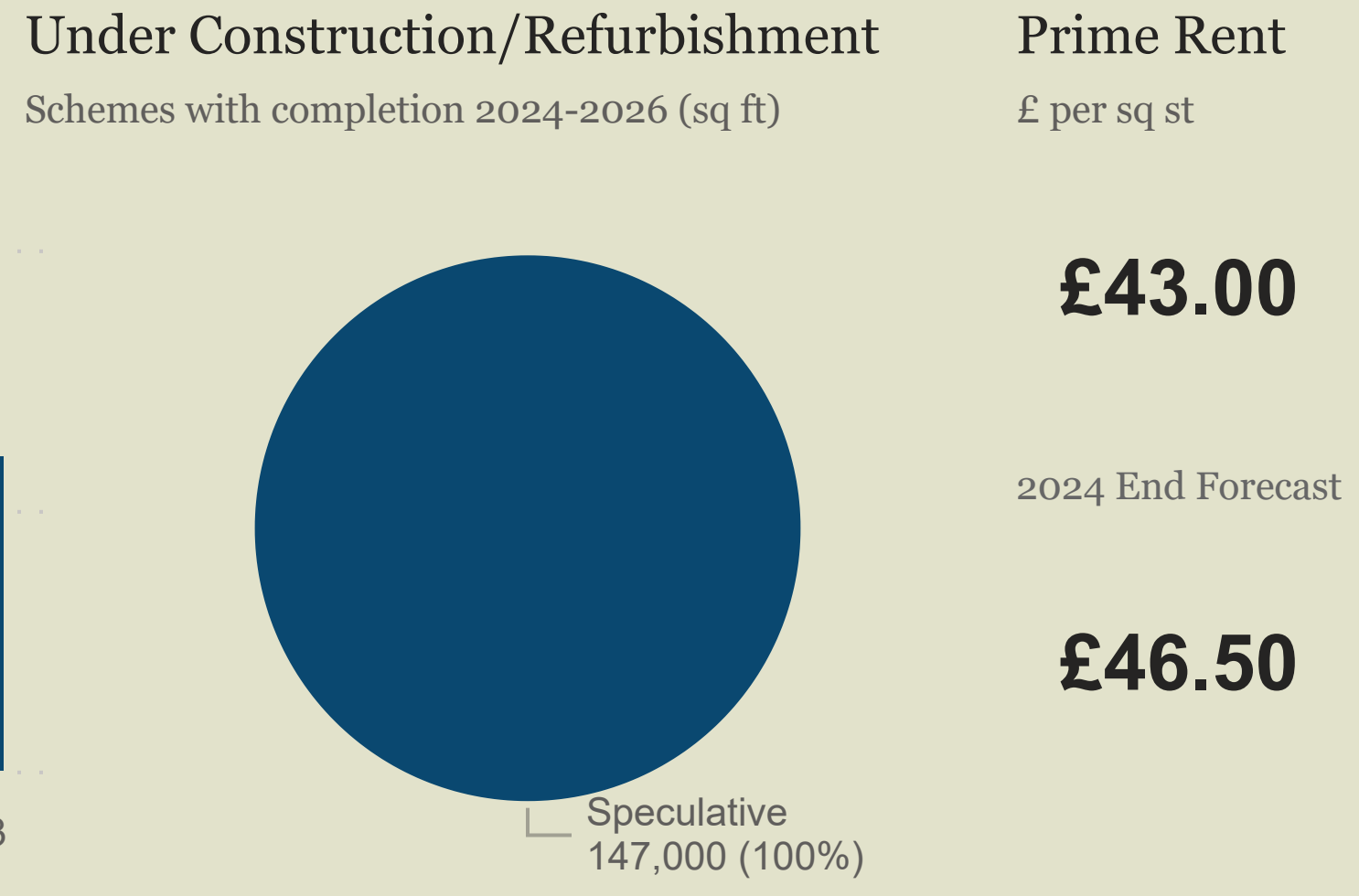
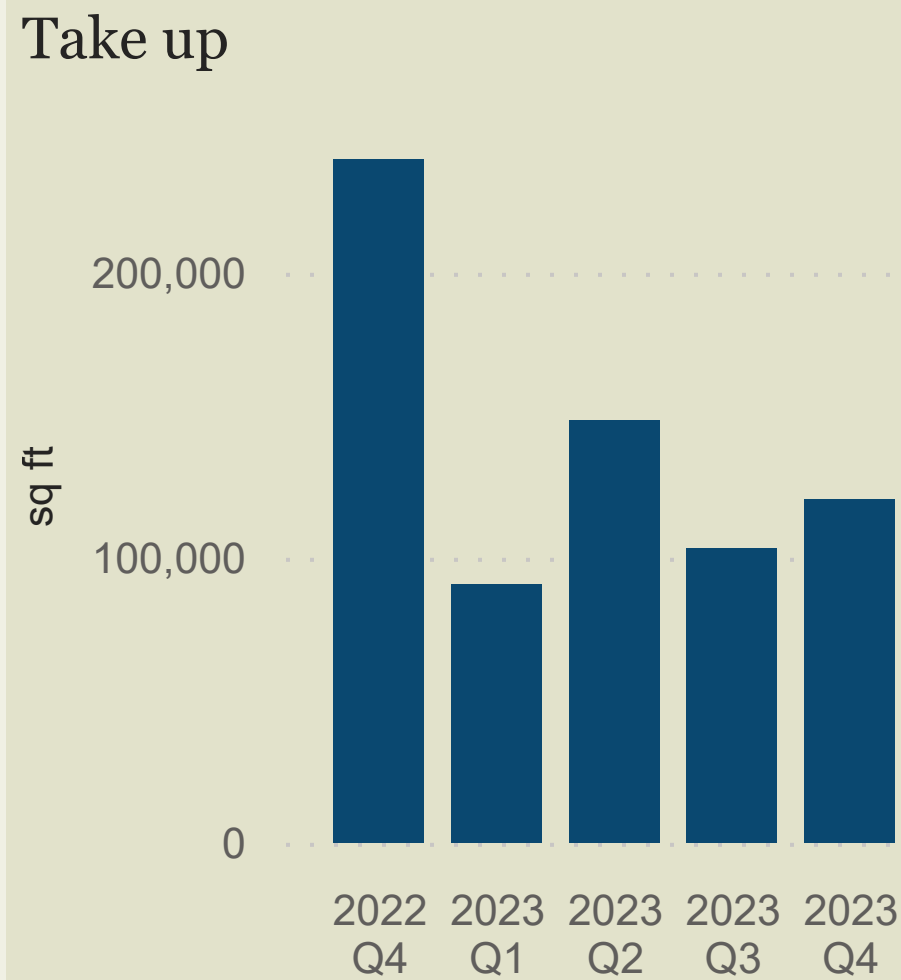
Take up sq ft	Number of Deals	Most Active Sector
<b>120,515</b>	<b>37</b>	<b>Professional Services</b>

Note: all figures of city centre

### Supply

Grade A Availability sq ft (second-hand (refurb))	Vacancy Rate (all grades)
<b>763,898</b>	<b>10.35%</b>

(Grade A Refurb: 7.2%)



Prime Rent £ per sq st
<b>£43.00</b>
2024 End Forecast
<b>£46.50</b>

## Investment

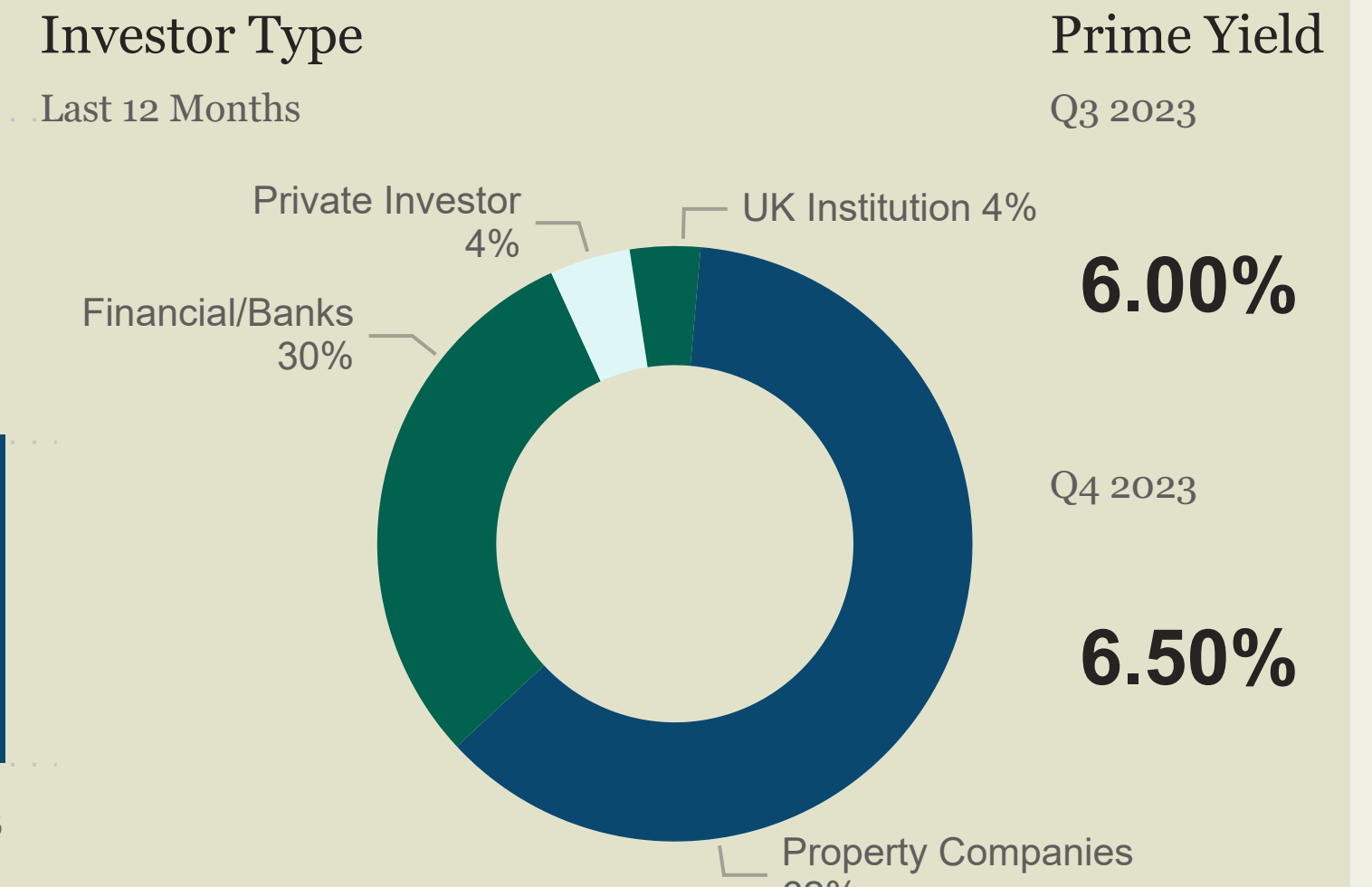
### Activity

Volumes £m	Qtr vs 10-Year Average	Number of Deals
<b>£50.85</b>	<b>-39%</b>	<b>4</b>

### Yields

Prime City Centre	Prime OOT	Forecast Total Return
<b>6.50%</b>	<b>8.50%</b>	<b>4.2%</b>

(PA 2023-2027)



Prime Yield Q3 2023
<b>6.00%</b>
Q4 2023
<b>6.50%</b>

Headline Transaction	Building	Occupier	Size (sq ft)
	<b>9 Haymarket Square</b>	<b>MFMac (Morton Fraser)</b>	<b>16,435</b>

Headline Transaction	Building	Price	Purchaser	Vendor
	<b>9-10 St Andrew Square</b>	<b>£19m</b>	<b>Tristan Capital Partners LLP</b>	<b>Patrizia</b>

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