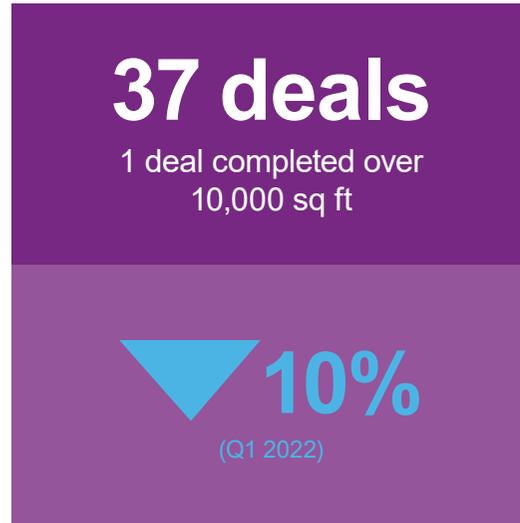




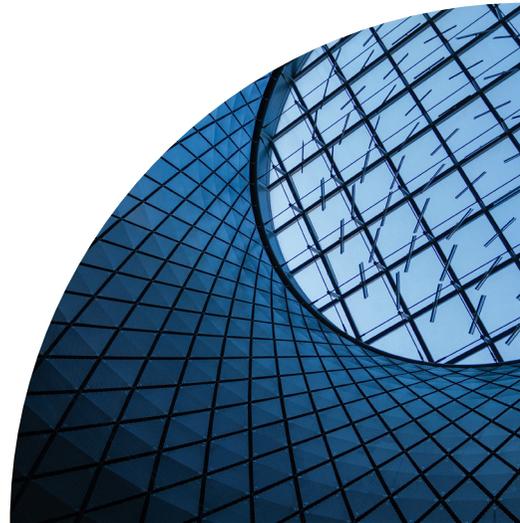
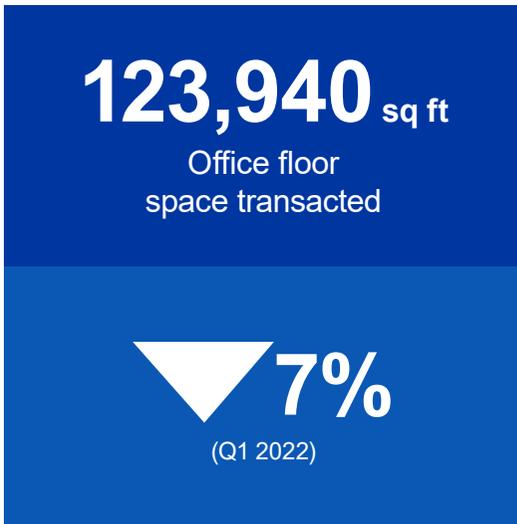
OFFICE PROPERTY FOCUS Q1 2023

Ryden

**CITY CENTRE
OFFICE TAKE
UP & DEALS**



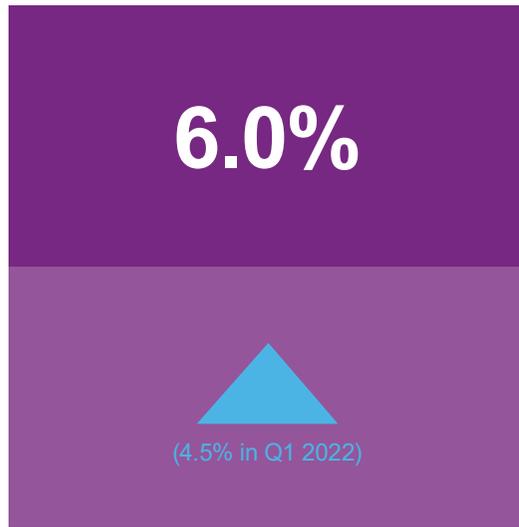
**TOTAL SUPPLY
AND VACANCY
RATE**



EDINBURGH INVESTMENT DEALS



PRIME INVESTMENT YIELD

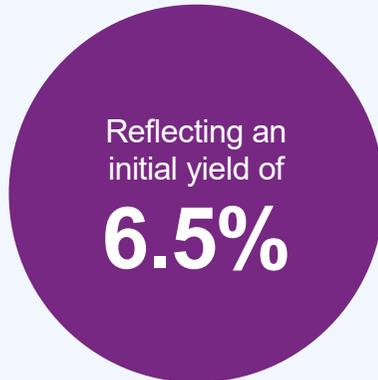


“Following strong take-up during the previous quarter, Q1 2023 has seen a return to more subdued activity levels, with only one deal over 10,000 sq ft recorded. In the city centre, Ofcom’s acquisition at Quartermile One led the way over the 31 city centre deals transacted, recording an average deal size of 3,350 sq ft, similar to Q1 2021.

Parabola’s 1 New Park Square has secured its first occupier with Insurance Broker Marsh on terms believed to be a new high watermark for the West Edinburgh market. North & East Edinburgh are expected to come into sharper focus with the completion of the Edinburgh Tram extension to Newhaven scheduled for the end of Q2 2023.”

Iain Taylor Associate

INVESTMENT KEY OFFICE DEALS



EDINBURGH

KEY OFFICE

DEALS



| | | |
|----------------------------------|--------------|---------------------|
| 4-5 Lochside Avenue | 12,814 sq ft | Lumacron Technology |
| 1 New Park Square | 9,767 sq ft | Marsh |
| Quartermile One, Lauriston Place | 9,650 sq ft | Ofcom |

EDINBURGH

OFFICE

AGENCY AND

INVESTMENT

TEAM



PETER I'ANSON
PARTNER

peter.i'anson@ryden.co.uk
07785 970 678



IAIN TAYLOR
ASSOCIATE

iain.taylor@ryden.co.uk
07884 322 759



NICK ARMSTRONG
INVESTMENT PARTNER

nick.armstrong@ryden.co.uk
07740 961 592



FORD SWANSON
INVESTMENT PARTNER

ford.swanson@ryden.co.uk
07770 223 196

ABOUT RYDEN

Ryden is a commercial property consultancy of 150 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.



ryden.co.uk/commercial-property/glasgow

