

EDINBURGH  
OFFICE PROPERTY  
FOCUS Q2 2019

# Ryden

## OFFICE TAKE UP & DEALS



**180,249** sq ft  
Office floor space transacted

**↓ 25%** (Q2 2018)



**44 deals**

2 deals completed over  
10,000 sq ft

**↓ 4%** (Q2 2018)

## TOTAL SUPPLY

Total supply **1,381,941** sq ft

**↓ 12%** (Q2 2018)

## PRIME HEADLINE RENT

**£34**  
per sq ft

## INVESTMENT DEALS



**6** Investment  
deals over  
£1 million

**↑ 3** deals (in Q2 2018)



**£326.7m**

Amount transacted  
in deals over £1 million

**↑ 62%** (Q2 2018)

## PRIME INVESTMENT YIELD



**4.5%**

**= 4.5%** on Q2 2018

## KEY INVESTMENT DEAL

- Standard Life Aberdeen's new head office at 4-8 St Andrew Square.
- 100,000 sq ft.
- Acquired by KanAm Grund Group on behalf of a German pension fund for c. £130m.

## KEY EDINBURGH OFFICE DEALS



**80 George Street**

**Broadstone, South Gyle  
Crescent**

40,585 sq ft

35,608 sq ft

Let to WeWork

Let to Instant Offices

### EDINBURGH OFFICE AGENCY AND INVESTMENT TEAM



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Edinburgh's office take up in Q2 2019 was led by lettings to WeWork and Instant Offices. Supply across the city continues to reduce and against this backdrop of tightening supply, particularly for Grade A accommodation, we expect an increase in occupiers extending / renewing their existing lease arrangements due to lack of suitable relocation options.

**Iain Taylor**  
Associate, Ryden



### ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 44 partners and 120 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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