

EDINBURGH  
OFFICE PROPERTY  
FOCUS Q3 2019

# Ryden

## OFFICE TAKE UP & DEALS



**140,774** sq ft  
Office floor space transacted

↓ **36%** (Q3 2018)



**32 deals**

3 deals completed over  
10,000 sq ft

↓ **20%** (Q3 2018)

## TOTAL SUPPLY

Total supply **1,364,938** sq ft

↑ **8%** (Q3 2018)

## PRIME HEADLINE RENT

**£35**  
per sq ft

## INVESTMENT DEALS



**4** Investment  
deals over  
£1 million

= **4** deals in Q3 2018



**£118.1m**

Amount transacted  
in deals over £1 million

↑ **215%** (Q3 2018)

## PRIME INVESTMENT YIELD



**4.75%**

= 4.75% on Q3 2018

## KEY INVESTMENT DEAL

- Exchange Plaza, Lothian Rd, Edinburgh.
- Multi-let office building with leisure at ground floor.
- Sold to M&G Real Estate for £54m (5.32%).

## KEY EDINBURGH OFFICE DEALS



Forthstone, South Gyle Crescent

35,261 sq ft

Let to Motability

Apex 2&3, Haymarket Terrace

11,713 sq ft

Let to Illuminate Technologies

40 Princes Street

10,978 sq ft

Let to Multrees Investors

## EDINBURGH OFFICE AGENCY AND INVESTMENT TEAM



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Q3 2019 saw reduced take-up of office space across Edinburgh as the occupational markets paused for breath, mirroring present wider economic and political uncertainty attached to Brexit.

Supply of good quality options, however, remains constrained with limited new build opportunities currently on-site and under construction.

**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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