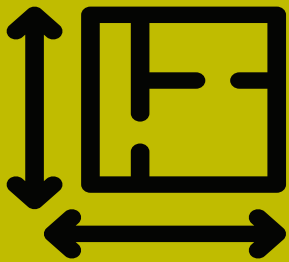


# Ryden

## Office Property Focus Q1 2018

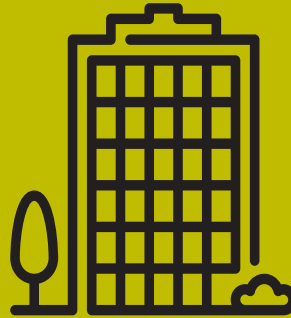
### Edinburgh

#### OFFICE TAKE UP & DEALS



152,186

Office floor space  
transacted in sq ft



46 deals

2 deals completed  
over 10,000 sq ft

#### TOTAL SUPPLY



1,749,322

Total supply in sq ft

↑ 1% (Q1 2017)

#### PRIME HEADLINE RENT



£33

per sq ft

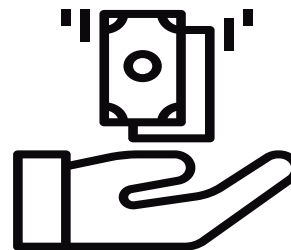
#### INVESTMENT DEALS



5

Investment deals over £1m

(5 in Q1 2017)



£64m

Amount transacted in  
deals over £1m

↑ 42% (Q1 2017)

#### PRIME INVESTMENT YIELD

5.25%

↓ 0.5% on Q1 2017

#### KEY INVESTMENT DEAL



Apex 123, Edinburgh

90,950 sq ft

Purchased by Patrizia for c.£27M

# KEY EDINBURGH OFFICE DEALS



|   |              |                        |
|---|--------------|------------------------|
| The Cornerstone, South Gyle Business Park | 23,558 sq ft | Let to Instant Offices |
| Quay 2, 139 Fountainbridge                | 14,165 sq ft | Let to SWECO           |
| Young House, Heriot-Watt Research Park    | 9,636 sq ft  | Sold to Renishaw Plc   |

*"Edinburgh's office occupier market at the end of Q1 2018 is characterised by a very real shortage of Grade A supply which is leading to upwards pressure on prime rental levels alongside downwards pressure on lease incentives.*

*We expect to see continued pre-letting activity as occupiers jostle to secure a position in one of the few new build Grade A opportunities in the city."*

**Peter l'Anson, Partner, Ryden**

## EDINBURGH OFFICE AGENCY TEAM



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## ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 38 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

[www.ryden.co.uk/commercial-property/edinburgh](http://www.ryden.co.uk/commercial-property/edinburgh)

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