

#### CITY CENTRE OFFICE TAKE UP & DEALS



**223,865** sq ft

Office floor space transacted

↑ **24%** (Q4 2017)



**66** deals

**2 deals** completed over 10,000 sq ft

#### TOTAL SUPPLY & VACANCY RATE

Total supply **1,202,211** sq ft

↓ **5%** (Q4 2017)

Vacancy rate **3%** Grade A

#### PRIME HEADLINE RENT



**£34**

per sq ft

#### INVESTMENT DEALS



**3**

Investment deals over £1m

↓ **57%** (Q4 2017)



**£73.125m**

Amount transacted in deals over £1m

↓ **67%** (Q4 2017)

#### PRIME INVESTMENT YIELD

**4.75%**

↓ **0.25%** on Q4 2017

#### KEY INVESTMENT DEAL



Tanfield: Multi-let office sale.

Acquired for £66.5m (c6%) by Greenridge Investment Management

# KEY EDINBURGH OFFICE DEALS



2nd floor Exchange Place, Edinburgh	16,766 sq ft	Let to Burness Paul
Vega Building, South Gyle	14,240 sq ft	Let to Pulsant

*"Active take up continues within Edinburgh with some noticeable expansion and growth from established business.*

*There has been further eradication of Office Supply, with greater pressure for those businesses seeking space from existing stock and buildings under construction within the City Centre.*

*Landlords are witnessing increases on rents with incentives reducing, depending on the quality of covenants. Annual take up for 2018 was 835,957 sq ft and above Edinburgh's 10 year average."*

**Peter I'Anson, Partner, Ryden**

## GLASGOW OFFICE AGENCY AND INVESTMENT TEAM



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## ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 43 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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