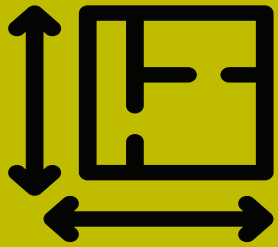


Ryden

Office Property Focus Q3 2018

Edinburgh

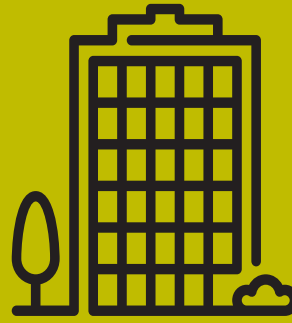
OFFICE TAKE UP & DEALS



220,609

Office floor space transacted in sq ft

↓ 2.5% (Q3 2017)



40 deals

6 deals completed over 10,000 sq ft

↓ 11% (Q3 2017)

TOTAL SUPPLY



1,263,406

Total supply in sq ft

↓ 18% (Q3 2017)

PRIME HEADLINE RENT



£34

per sq ft

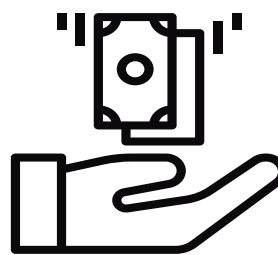
INVESTMENT DEALS



4

Investment deals over £1m

↑ 33% (Q3 2017)



£37.5m

Amount transacted in deals over £1m

↓ 16.67% (Q3 2017)

PRIME INVESTMENT YIELD

4.75%

↓ 0.25% on Q3 2017

KEY INVESTMENT DEAL



Greenside, Blenheim Place, Edinburgh

Multi-let office building sold to KanAm for £17.52M (5.27%)

KEY EDINBURGH OFFICE DEALS



22 Haymarket Yards	47,912 sq ft	Let to Royal London
Capital Square	43,174 sq ft	Let to Brodies (pre-let)
Capital Square	25,265 sq ft	Let to Pinsent Masons (pre-let)

"Continued significant pre-letting activity in Edinburgh with law firms Brodies and Pinsent Masons both moving to secure space at the Capital Square development during Q3, has seen a further reduction in city centre Grade A office supply, which in turn brings additional upwards pressure on rental levels for best space."

Iain Taylor, Associate, Ryden

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ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 42 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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