

#### CITY CENTRE OFFICE TAKE UP & DEALS



**188,785** sq ft

Office floor space transacted

↑ **10%** (Q1 2018)



**41** deals

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

#### TOTAL SUPPLY & VACANCY RATE

Total supply **1,389,290** sq ft

↓ **21%** (Q1 2018)

Vacancy rate **3%** Grade A

#### PRIME HEADLINE RENT



**£34**

per sq ft

#### INVESTMENT DEALS



**3**

Investment deals over £1m

↓ **73%** (Q1 2018)



**£87m**

Amount transacted in deals over £1m

↑ **13%** (Q1 2018)

#### PRIME INVESTMENT YIELD

**4.5%**

↓ **0.5%** on Q1 2018

#### KEY INVESTMENT DEAL



Gyle Square, South Gyle Crescent, Edinburgh.

Single-let to NHS. Acquired by Hyundai Asset Management for c.£55m (5%)

# KEY EDINBURGH OFFICE DEALS



Westfield House, 26 Westfield Road	48,614 sq ft	Sold to Church of Scientology
1 Exchange Crescent, Exchange District	31,364 sq ft	Let to Amazon
34 South Gyle Crescent	12,197 sq ft	Sold to Private Client
Quartermile Two, 2 Lister Square	10,122 sq ft	Let to Epic Games

*"Whilst take up has slowed from Q4 2018, this is partly due to supply side constraints, with supply of Grade A office accommodation reaching critical levels. Q2 is already off to a solid start with WeWork signing up for c. 40,000 sq ft at NFU Mutual's 80 George Street."*

**Iain Taylor, Associate, Ryden**

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## ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 44 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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