

EDINBURGH
OFFICE PROPERTY
FOCUS Q4 2019

Ryden

OFFICE TAKE UP & DEALS



110,991 sq ft

Office floor space transacted

↓ 50% (Q4 2018)



37 deals

↓ 44% (Q4 2018)

1 deal completed over
10,000 sq ft

TOTAL SUPPLY

Total supply **1,489,246** sq ft

↑ 24% (Q4 2018)

PRIME HEADLINE RENT

£35
per sq ft

INVESTMENT DEALS



6

Investment
deals over
£1 million

↑ (3 deals in Q4 2018)



£30.559m

Amount transacted
in deals over £1 million

↓ (£73.125m in Q4 2018)

PRIME INVESTMENT YIELD



4.75%

= (4.75% on Q4 2018)

KEY INVESTMENT DEAL

→ 2 Lochside Avenue, Edinburgh Park

→ Acquired by Regional REIT for £10.3m
(8%) offering 3.75 year income to John
Menzies PLC.

KEY EDINBURGH OFFICE DEALS



12 Lochside Place

11,489 sq ft

Let to Keysight Technologies

2 Sempie Street

9,361 sq ft

Let to Huawei

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Continuing the trend from Q3, Q4 2019 saw even further reduced levels of take-up of office space with only one transaction over 10,000 sq ft noted and outwith the central business core. This is attributable to wider uncertainty attached to Brexit although we expect a more stable position as we head through 2020. Against this backdrop, there was a surge in occupiers choosing to renew/extend existing leases instead of pursuing relocation although this is expected to reverse, providing the pipeline of Grade A supply is brought forward and delivered.

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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