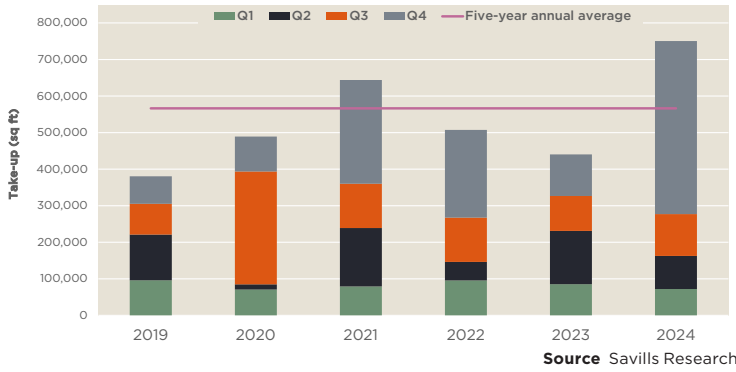


Edinburgh Occupational Office Data Q4 2024



Edinburgh Office Market Round-Up

Take-up



Edinburgh city centre take-up at the end of 2024 totalled 750,621 sq ft, the highest annual take-up since 2017, and accumulated across 114 transactions. The total was 70% higher than 2023, and 33% and 29% above the five and ten-year averages. 63% of the annual total was completed in Q4, notably due to Lloyds Bank acquiring the largest deal on record for Edinburgh and also the three deals at 6 St Andrew Square that were above 90,000 sq ft combined.

Grade A and Prime take-up totalled 553,635 sq ft, 123% higher than the combined total in 2023, and also 73% higher than the five-year average take-up.

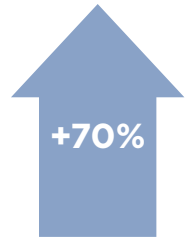
Availability at the end of 2024 stands at 1.25 million sq ft, an increase of 9% on the previous quarter. Consequently, this means the overall vacancy rate has now increased to 13.7%.

Grade A and Prime availability totals a combined 615,983 sq ft at the end of 2024, on par with the previous quarter. Prime availability totals 177,162 sq ft, which represented a decrease of 12% on Q3 2024. This means the vacancy rate has decreased by 40 basis points. This further demonstrates occupiers' preference towards best-in-class space.

The most active sector during 2024 was the 'Banking' sector, which leased a total of 286,949 sq ft, across three transactions. This was the highest annual total on record for the sector, and consequently accounted for 41% of take-up. The largest deal in 2024 was acquired by Lloyds Bank, for a total of 282,518 sq ft at Port Hamilton.

The 'Professional' sector was another notably active sector in 2024, accounting for 13% of the total. This was across 26 transactions, with the largest acquired by law firm, Dickson Minto at 6 St Andrew Square, totalling 23,902 sq ft.

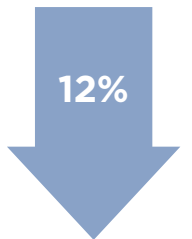
Take-up and supply Key data points



2024 take-up was 70% higher than the same period in 2023



282,518 sq ft
Largest transaction in 2024 at Port Hamilton, acquired by Lloyds Bank

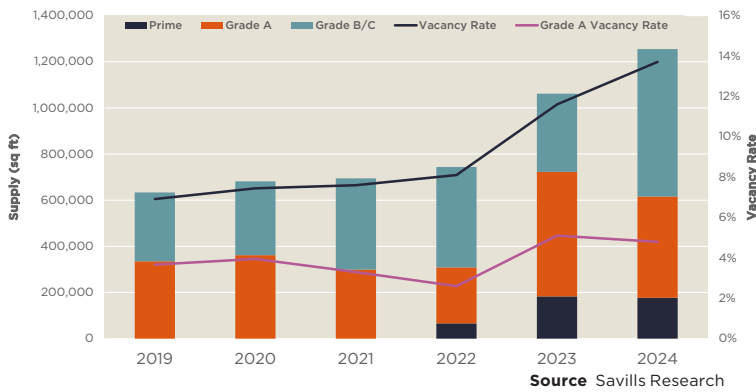


Prime availability has decreased by 12% at the end of 2024

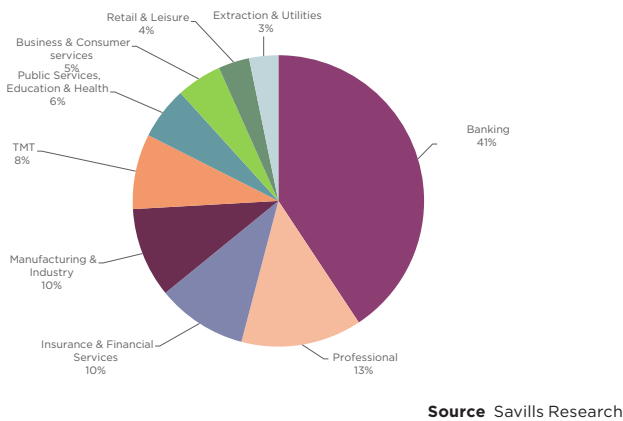


114
Completed transactions in 2024

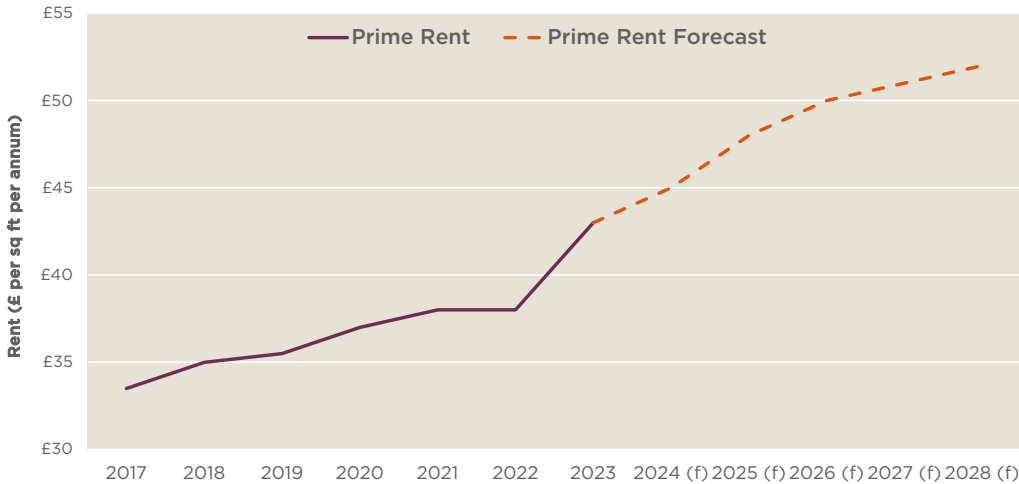
Supply



Take-up by business sector



Rents



Source Savills Research

There was no increase in the Prime headline rent during Q4 2024, which currently stands at £45.50 per sq ft, the second highest in the Big 6 markets. Over the previous five-years, headline rent in Edinburgh has grown by 23%, and looking at the further growth prospects for the market, the five-year outlook is optimistic, with Savills predicting that the Prime rent will be at or above £52 per sq ft by the end of 2028, representing a 14% increase on current rental levels.

Drivers For Growth



16%

Expected GVA growth over the next ten years



8%

Expected office-based employment increase over the next ten years



4,750

New jobs in the professional, tech and scientific sector in the next 10 years

Source Oxford Economics

Key Market Data

	Data	Comparison to 2023	Comparison to 2019
Take-up 2024 (sq ft)	750,621	+70%	+97%
Grade A & Prime Take-up 2024 (sq ft)	553,635	+123%	+258%
Deal Count 2024	114	-12%	-7%
Average Deal Size (median) (sq ft)	1,715	-23%	-5%
10-Year Average Take-Up (sq ft)	583,789	-	-
Q4 Supply (sq ft)	1,254,558	+18%	+98%
Q4 Prime Supply (sq ft)	177,162	-3%	N/A*
Prime rent (£ per sq ft per annum)	£45.50	+7%	N/A*

*historic comparison not possible with new 'Prime' category introduced in Q4 2022

Source Savills Research

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