City Focus: Edinburgh, Q3 2011

Part of The Serviced Office Review Series

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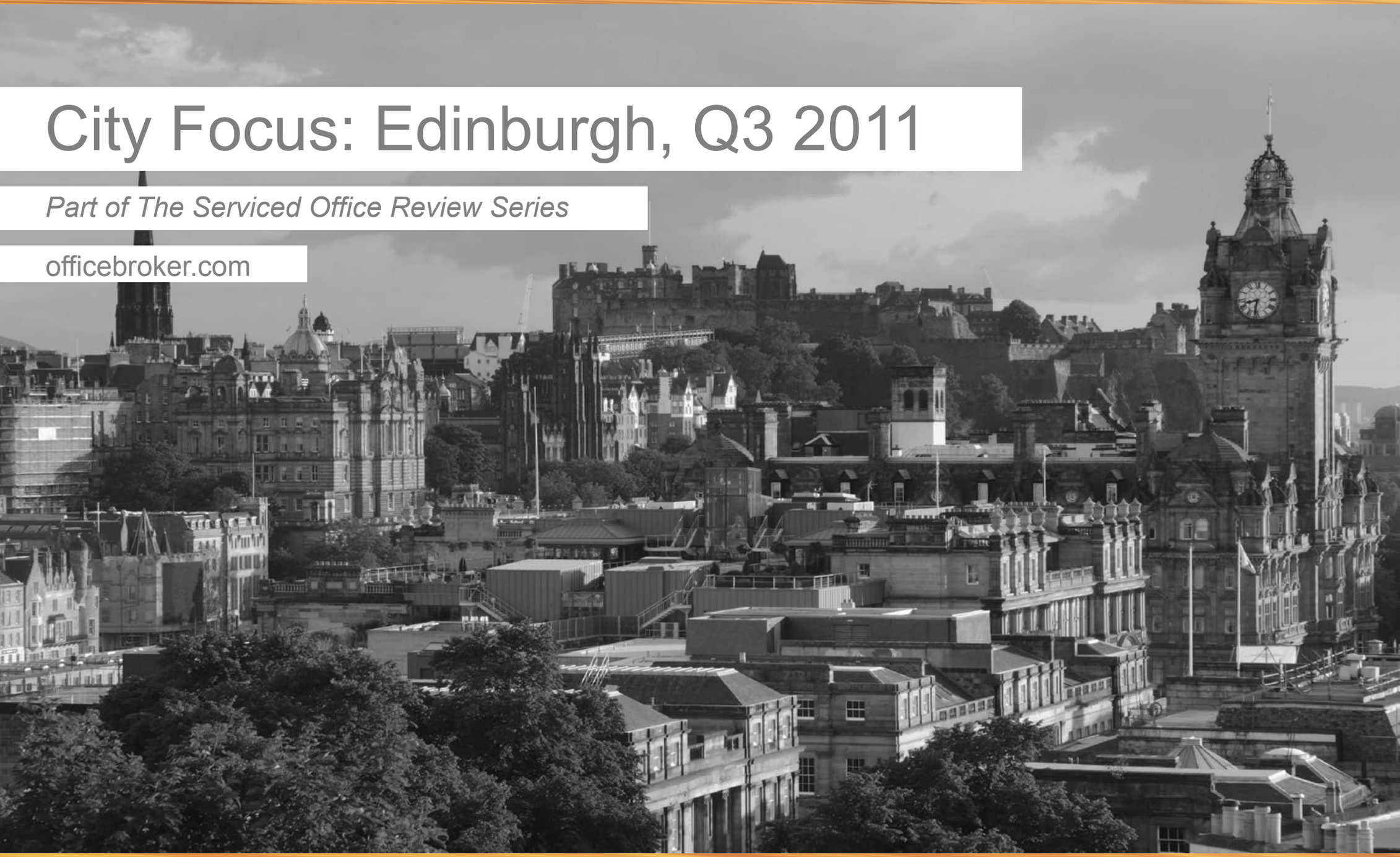
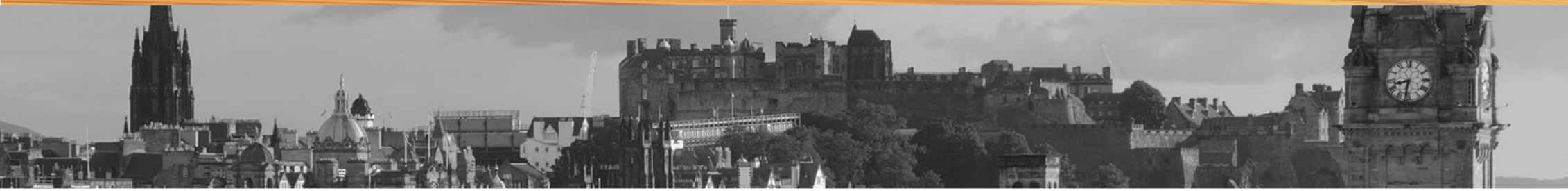




City Focus - Central Edinburgh Q3 11

City Focus reports - part of The Serviced Office Review series produced exclusively by officebroker.com, catalogues the trends within the serviced office market in some of the UK's largest Cities on a quarterly basis.

City Focus charts the trends within City Centres in comparison to the trends in the wider region the City is located in.

City Focus provides information on:

- The supply of and demand for serviced office space - In terms of the number of enquiries, the size and shape of those enquiries and the rate of new office space take-up
- New Serviced Office Tenants (SOTs) - In terms of workstation prices and initial licence length commitment

This report details activity within Central Edinburgh, providing comparisons between Q3 11 & Q3 10, year-to-date activity and annual data compiled by officebroker.com in 2010.

** officebroker.com defines Central Edinburgh as the following postcode areas:*

EH1, EH2, EH3

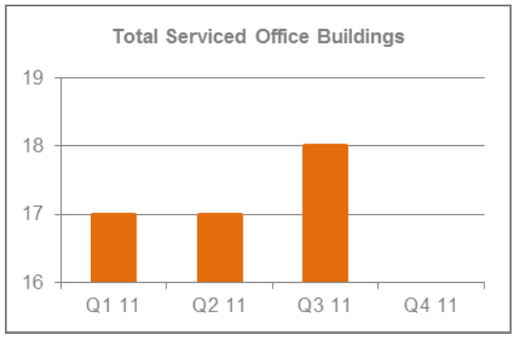
*** officebroker.com defines Central Edinburgh as being located in the region 'Scotland', which is defined as the following postcodes:*

AB, DD, EH, FK, G, IV, KA, KW, KY, ML, PA, PH

Central Edinburgh - Serviced Office Space Supply

The number of serviced office buildings registered with officebroker.com in Central Edinburgh was 18 during Q3 11.

This accounts for 34% of the total office space supply (53) available in the EH postcode via the officebroker.com service.



Central Edinburgh Overview: Q3 11 vs. Q3 10

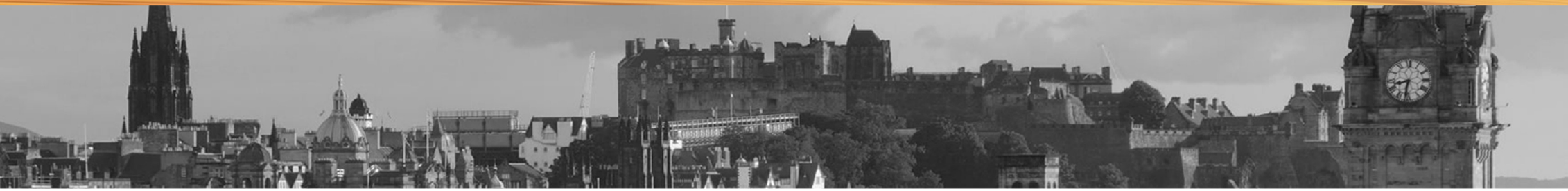
Demand for Office Space:
Enquiry levels increased by 16%

Office Space Take Up:
The number of newly signed serviced office tenants (S.O.Ts) decreased by 50%

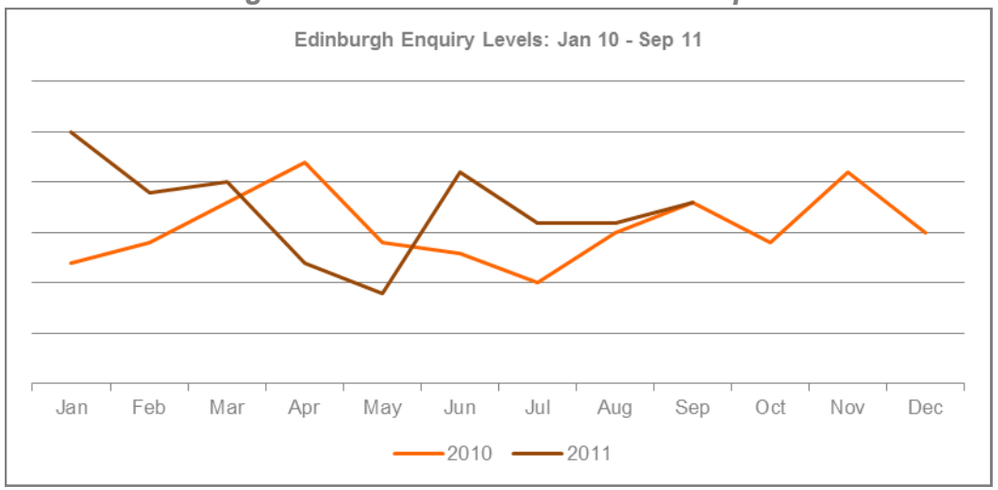
Workstation Volumes:
The average number of workstations (wks) per S.O.T increased to 8 wks

Workstation Price:
The average price per workstation increased from £185.00 in Q3 10 to £332.00 during Q3 11

Commitment to Office Space:
The average licence length signed by new S.O.Ts increased from 8 months to 12 months



Central Edinburgh - Demand for Serviced Office Space



% CHANGE IN Q3 11 vs. Q3 10		
Jul	Aug	Sept
60%	7%	0%
OVERALL CHANGE: 16%		

Central Edinburgh Q3 11 Overview:

Enquiry levels across Central Edinburgh were 16% higher during Q3 11 when compared to the same 3 month period in 2010.

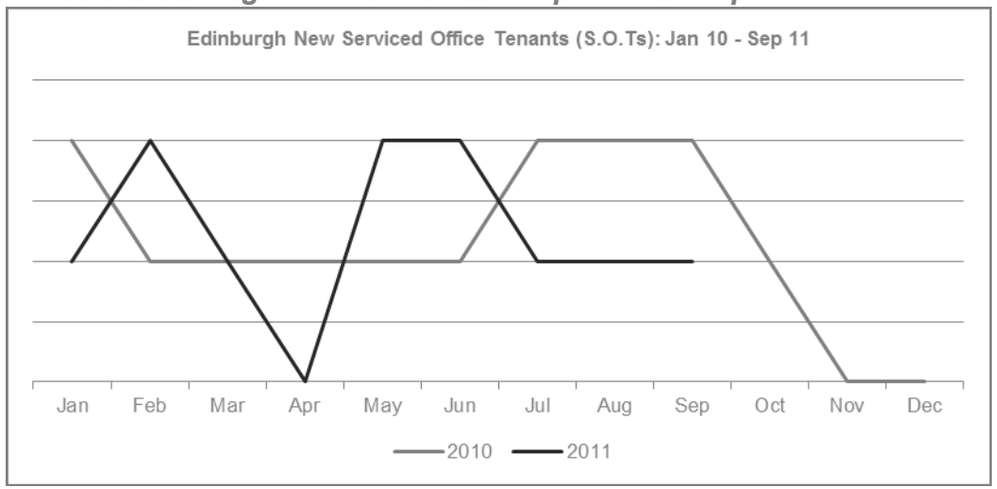
Central Edinburgh YTD Overview:

During the opening 9 months of 2011 enquiry levels across Edinburgh City Centre were 15% higher than during the same period of 2010.

Scotland Market Snapshot Q3 11:

Enquiry levels increased by 3% across Scotland during Q3 11 when compared to the same 3 month period of 2010.

Central Edinburgh - Serviced Office Space Take-Up



% CHANGE IN Q3 11 vs. Q3 10		
Jul	Aug	Sept
-50%	-50%	-50%
OVERALL CHANGE: -50%		

Central Edinburgh Q3 11 Overview:

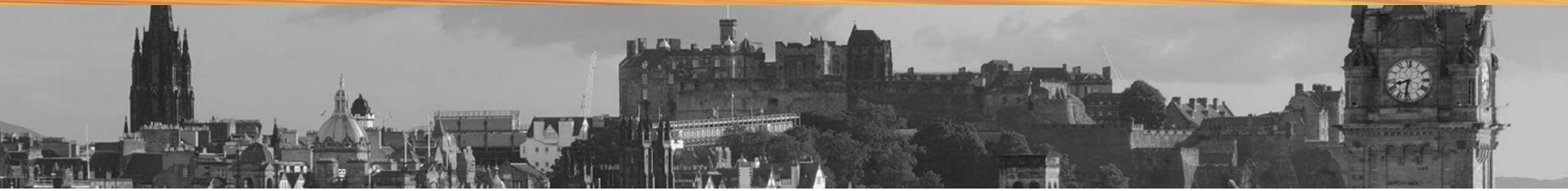
New S.O.T levels across Central Edinburgh were 50% lower during Q3 11 when compared to the same 3 month period of 2010.

Central Edinburgh YTD Overview:

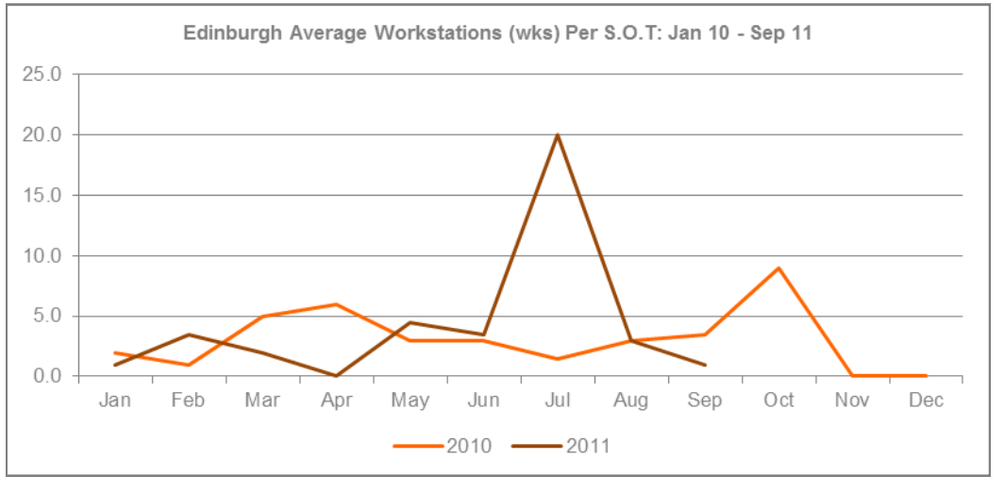
The overall number of new S.O.Ts entering serviced offices in Central Edinburgh was 15% lower in the first 9 months of 2011 when compared to the same period of 2010.

Scotland Market Snapshot Q3 11:

New S.O.T Levels remained unchanged across Scotland during Q3 11 when compared to Q3 10.



Central Edinburgh - Size & Shape of New S.O.Ts



WKS REQUIREMENTS IN Q3 11		
Jul	Aug	Sept
20 wks	3 wks	1 wks
AVERAGE: 8 WKS		

Central Edinburgh Q3 11 Overview:

Average wks take-up per S.O.T across Central Edinburgh was 8 wks in Q3 11, an increase of 5.3 wks compared with 2.7 wks in Q3 10.

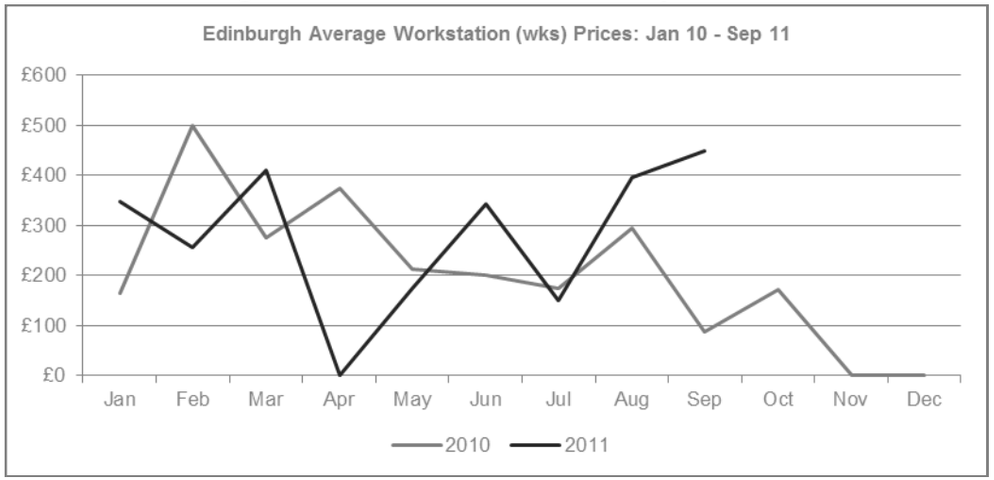
Central Edinburgh YTD Overview:

Average wks take-up per S.O.T across Central Edinburgh was 4.8 wks during the opening 9 months of 2011, an increase on the 3.1 wks average set in 2010.

Scotland Market Snapshot Q3 11:

Average wks take-up per S.O.T was 5.3 wks during Q3 11, an 22% increase on the average of 4.3 wks recorded in the same period of 2010.

Central Edinburgh - Cost of Serviced Office Space



AVERAGE WKS PRICE Q3 11		
Jul	Aug	Sept
£150.00	£395.00	£450.00
OVERALL AVERAGE: £332.00		

Central Edinburgh Q3 11 Overview:

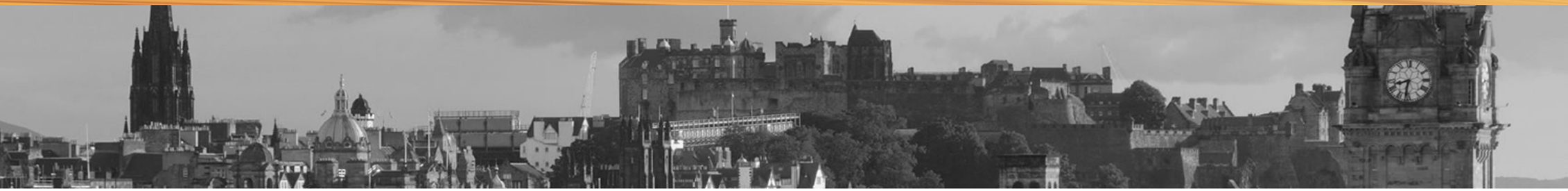
The average wks price across Central Edinburgh was £332.00 in Q3 11, an increase on the Q3 10 average of £185.00

Central Edinburgh YTD Overview:

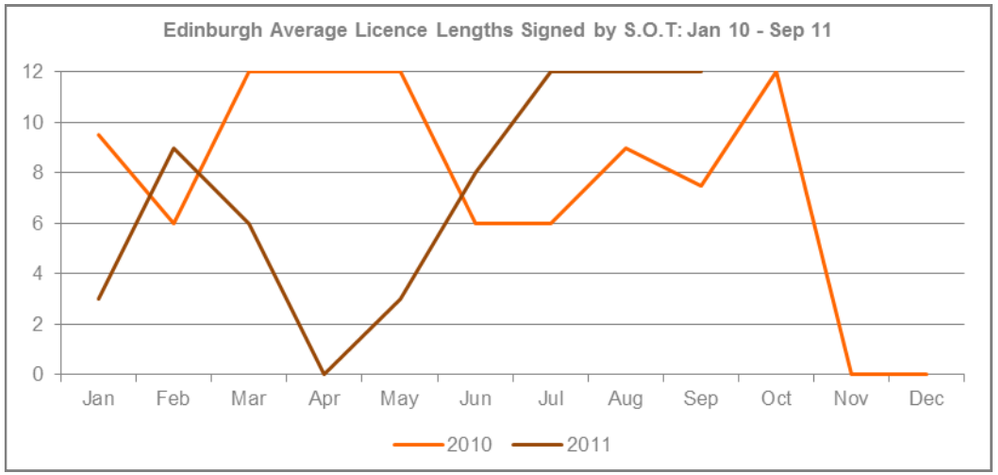
The average wks price across Central Edinburgh in the opening 9 months of 2011 was £316.00, an increase on the 2010 average of £254.00.

Scotland Market Snapshot Q3 11:

Average wks prices decreased by 13% across Scotland during Q3 11, from £219.00 in Q3 10 to £190.00 in Q3 11.



Central Edinburgh - Commitment to Serviced Office Space



AVERAGE LICENSE LENGTH Q3 11		
Jul	**Aug**	**Sept**
12 months	12 months	12 months
OVERALL AVERAGE: 12 months		

Central Edinburgh Q3 2011 Overview:

The average licence length signed by new S.O.Ts across Central Edinburgh was 12 months in Q3 11, 4 months longer than the Q3 10 average of 8 months.

Central Edinburgh YTD Overview:

During the opening 9 months of 2011 the average license length in Central Edinburgh was 8 months, a 1 month decrease on the 2010 average of 9 months.

Scotland Market Snapshot Q3 11

The average licence length signed by new S.O.Ts increased across Scotland, rising from 9.0 months in Q3 10 to 9.8 months in Q3 11.

The Serviced Office Review Series - Guidance on Data Usage

Research & Statistics:

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Founded in 2001, officebroker.com is the largest independent office space broker in the UK.

Working with over 95% of the UK's serviced office market, officebroker.com offer free, consultative advice to businesses looking for office space across the UK and Internationally.

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