GLASGOW OFFICE PROPERTY FOCUS Q2 2019

Ryden

CITY CENTRE OFFICE TAKE UP & DEALS



156,004 sq ft Office floor space transacted

152% (Q2 2018)



21 deals 134% (Q2 2018)

4 deals completed over 10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply 6,443 sq ft \$\ \psi 80\% (Q2 2018)

New build Grade A stock

PRIME **HEADLINE** RENT

£32.50 per sqft

INVESTMENT DEALS



Investment deals over

133% (Q2 2018)



£75.5m

Amount transacted in deals over £1 million

167% (Q2 2018)

PRIME INVESTMENT YIELD



5.25%

5.25 on Q2 2018

KEY INVESTMENT DEAL



110 St Vincent Street, Glasgow.



96,751 sq ft single let landmark building, let to Bank of Scotland for c. 8 years.



Purchased by Korean client of KFIM for £48.4m, NIY 5.4%.

KEY GLASGOW OFFICE DEALS



Gnd - 2nd, 191 West George Street

Gnd - 1st, St Vincent Plaza, St Vincent Street

2nd, 141 Bothwell Street

41.665 sa ft

26,910 sqft

20,227 sqft

Let to Hilton

Let to ARM

Let to JP Morgan

GLASGOW OFFICE AGENCY AND INVESTMENT TEAM

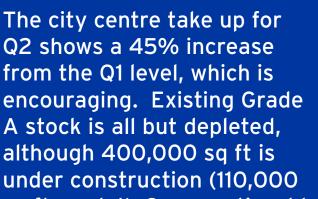


KEN MCINNES PARTNER ken.mcinnes@ryden.co.uk 0141 270 3136





TIM JACOBSEN PARTNER tim.jacobsen@ryden.co.uk 0141 270 3170 sq ft pre let). Some noticeable



refurbishments will also be

delivered within the next 9-12



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months.

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.



