

ABERDEEN  
OFFICE PROPERTY  
FOCUS Q4 2020

# Ryden

## OFFICE TAKE UP & DEALS



**155,926 sq ft**  
Office floor space transacted  
**↓ 28%** (Q4 2019)



**15 deals**  
**↓ 46%** (Q4 2019)  
2 deals completed over  
10,000 sq ft

## TOTAL SUPPLY

Total supply **2,648,000 sq ft**  
**↑ 9%** (Q4 2019)

## PRIME HEADLINE RENT

**£32.50**  
per sq ft

## INVESTMENT DEALS



**0** Investment  
deals over  
£1 million  
**↓** (1 deal in Q4 2019)



**£0m**  
Amount transacted  
in deals over £1 million  
**↓** (£80m in Q4 2019)

## PRIME INVESTMENT YIELD



**6.5%**  
**=** (6.5% in Q4 2019)

## KEY INVESTMENT DEAL

**→** No deals in Q4 2020

## KEY ABERDEEN OFFICE DEALS



**B1, Aberdeen International Business Park, Dyce**

**Prosafe House, Greenwell Road, Tullos**

**Level 4, The Exchange, Market Street**

102,331 sq ft

16,936 sq ft

9,100 sq ft

Sub-Leased to BP

Sold To Arnold Clark Automobiles

Let to Sodexo Remote Sites Scotland Ltd

## ABERDEEN OFFICE AGENCY AND INVESTMENT TEAM



**ARRON FINNIE**  
**PARTNER**

arron.finnie@ryden.co.uk  
01224 569651



**SCOTT FARQUHARSON**  
**GRADUATE SURVEYOR**

scott.farquharson@ryden.co.uk  
01224 569663



**KEN SHAW**  
**INVESTMENT PARTNER**

ken.shaw@ryden.co.uk  
01224 569664



As expected, the remaining uncertainty of COVID continued to have an effect on Q4. Take up and the number of deal transactions decreased, while supply increased, when compared to the same quarter a year prior.

A new national lockdown is likely to impact Q1 2021 even further, but there is hope that the vaccine rollout will bring some much needed stability and positivity to the office market which will hopefully be seen in the middle to latter stages of the year.

**ARRON FINNIE**  
Partner, 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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