

ABERDEEN  
OFFICE PROPERTY  
FOCUS Q2 2021

# Ryden

## OFFICE TAKE UP & DEALS



**26,695** sq ft

Office floor space transacted

**↑ 8.65%** (Q2 2020)



**12 deals**

**↑ 50%** (Q2 2020)

No deals completed over 10,000 sq ft

## TOTAL SUPPLY

Total supply **2,876,348** sq ft

**↑ 15.15%** (Q2 2020)

## PRIME HEADLINE RENT

**£32.50**  
per sq ft

## INVESTMENT DEALS



**1** Investment deal over £1 million

**↑** (No deals in Q2 2020)



**£13.6m**

Amount transacted in deals over £1 million

**↑** (No deals in Q2 2020)

## PRIME INVESTMENT YIELD



**6.5%**

**▬** (6.5% in Q2 2020)

## KEY INVESTMENT DEAL

- Neptune House, North Esplanade West, Aberdeen
- Acquired by Glade Capital for £13.6m, reflecting a net initial yield of 9.37%

## KEY ABERDEEN OFFICE DEALS



**1 Abercrombie Court,  
Westhill**

**6, Albyn Terrace**

**First Floor Rear,  
37 Albyn Place**

5,202 sq ft

2,979 sq ft

2,931 sq ft

Let to Subsea UK Limited

Let to Balfour Manson

Let to RockRose Energy

## ABERDEEN OFFICE AGENCY AND INVESTMENT TEAM



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Again we've seen a quiet quarter with take up remaining at all time low levels. We are, however, seeing an increase in smaller requirements as returning to the office is starting to seem like a more realistic prospect. Nevertheless, until we get some firm guidance from the government, occupiers will likely keep putting off decisions, and activity levels will remain low.

**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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