



OFFICE PROPERTY FOCUS

Q1 2025



CITY CENTRE OFFICE TAKE UP & DEALS

61,942 sq ft
Office floor
space transacted

▲ 93.5%
(Q1 2024)

OFFICE SPACE TOTAL SUPPLY

1,695,888 sq ft
Total stock

▼ 23.5%
(Q1 2024)

PRIME HEADLINE RENT

£32.50
per sq ft



KEY OFFICE DEALS

First Floor, Suite 3, Prime View, Prime 4 Business Park	9,960 sq ft	North Star Holdco Ltd
First Floor North, Brimmond House, Prime 4 Business Park	5,396 sq ft	Vallourec Oil & Gas UK Ltd
8 Albyn Terrace	3,304 sq ft	NRG Holdings Ltd

13 deals

1 deal completed over
10,000 sq ft

No change
(Q1 2024)

“Office take up in the city has improved compared to the previous quarter, supported by a renewed, albeit cautious, confidence in the energy sector. However political uncertainty continues to weigh on decision making.

Notably, several deals involving refurbished accommodation reveal a persistent flight to quality trend among occupiers as they prioritise quality by choosing upgraded and well located buildings.”

Arron Finnie Partner

INVESTMENT DEALS



£9.4m

Amount transacted in deals over £1 million



(£56.2m in Q1 2024)

PRIME INVESTMENT YIELD



9%



(10% in Q1 2024)

2 deals

over £1 million



(3 deals in Q1 2024)



“Overall there was an encouraging start to 2025 with a healthy level of investment transactions completed in Aberdeen in Q1.

Demand for industrial continued to outstrip offices

and there was a diverse range of buyers from well known UK propcos to overseas private investors and funds.”

Ken Shaw Investment Partner

KEY OFFICE INVESTMENT DEAL

Duncan House,
Westhill

£7m



Reflecting an
initial yield

14.47%



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INVESTMENT TEAM**



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ABOUT US

Ryden, an independent LLP within the LSH Group of Companies, is a commercial property consultancy of 130 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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