

ABERDEEN
OFFICE PROPERTY
FOCUS Q3 2019

Ryden

OFFICE TAKE UP & DEALS



122,770 sq ft

Office floor space transacted

↑ 28% (Q3 2018)



23 deals

= 23 deals in Q3 2018

2 deals completed over
10,000 sq ft

TOTAL SUPPLY

Total supply **2,630,000** sq ft

↓ 15% (Q3 2018)

PRIME HEADLINE RENT

£32.50
per sq ft

INVESTMENT DEALS



1 Investment
deal over
£1 million

= 1 deal in Q3 2018



£22.40m

Amount transacted
in deals over £1 million

↑ 68% (Q3 2018)

PRIME INVESTMENT YIELD



6.50%

KEY INVESTMENT DEAL

- ➔ Building 3 Enterprise Drive, Westhill
- ➔ A modern Grade A office building extending to 61,200 sq ft
- ➔ Sold to overseas investor for £22.4m

KEY ABERDEEN OFFICE DEALS



**B3, Aberdeen Business
Park, Dyce**

51,356 sq ft

Let to Oceaneering

Schoolhill, Aberdeen

17,100 sq ft

Let to ONE Tech Hub

ABERDEEN OFFICE AGENCY AND INVESTMENT TEAM



**ARRON FINNIE
PARTNER**

arron.finnie@ryden.co.uk
01224 569651



**DANIEL STALKER
GRADUATE SURVEYOR**

daniel.stalker@ryden.co.uk
01224 569680



**KEN SHAW
INVESTMENT PARTNER**

ken.shaw@ryden.co.uk
01224 569664



The market is definitely starting to see signs of improvement. More confidence within the industry is leading to more requirements that are actually leading to transactions.

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.

ryden.co.uk/commercial-property/aberdeen

