

ABERDEEN
OFFICE PROPERTY
FOCUS Q4 2022

Ryden

OFFICE TAKE UP & DEALS



81,231 sq ft

Office floor space transacted

↓ 10.76% (Q4 2021)



21 deals

↑ 50% (Q4 2021)

1 deal completed over
10,000 sq ft

TOTAL SUPPLY

Total supply **2,534,628** sq ft

↓ 9.92% (Q4 2021)

PRIME HEADLINE RENT

£32.50

per sq ft

INVESTMENT DEALS



2 Investment
deal over
£1 million

↑ (1 deal in Q4 2021)



£4.625m

Amount transacted
in deals over £1 million

↑ (1.175m Q4 2021)

PRIME INVESTMENT YIELD



7.25%

↑ (6.5% in Q4 2021)

KEY INVESTMENT DEAL

→ Sale of 1-5 Albyn Place, Aberdeen to
Surplus Property for £3.55m.

KEY ABERDEEN OFFICE DEALS



**Annan House,
Palmerston Road**

Level 2, 2 Marischal Square

Kingshill View, Primefour

16,103 sq ft

9,509 sq ft

6,541 sq ft

Let to Three60 Energy

Let to Burness Paull

Let to Deepocean

ABERDEEN OFFICE AGENCY AND INVESTMENT TEAM



**ARRON FINNIE
PARTNER**

arron.finnie@ryden.co.uk
07880 716 900



**DANIEL STALKER
SENIOR SURVEYOR**

daniel.stalker@ryden.co.uk
07887 751 090



**KEN SHAW
INVESTMENT PARTNER**

ken.shaw@ryden.co.uk
07836 556 768



A steady last quarter with the majority of deals being sub 5,000 sq ft.

The total take up for the year was 385,000 sq ft representing a 95% increase on the previous year and a return to more normal market conditions.

**ARRON FINNIE
Partner, Ryden**



ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 42 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

ryden.co.uk/commercial-property/aberdeen

