

ABERDEEN
OFFICE PROPERTY
FOCUS Q1 2022

Ryden

OFFICE TAKE UP & DEALS



195,905 sq ft

Office floor space transacted

↑577% (Q1 2021)



22 deals

↑144% (Q1 2021)

4 deals completed over
10,000 sq ft

TOTAL SUPPLY

Total supply **2,629,181** sq ft

↑1.23% (Q1 2021)

PRIME HEADLINE RENT

£30 per sq ft

INVESTMENT DEALS



1

Investment
deal over
£1 million



(No deals in Q1 2021)



£1.75m

Amount transacted
in deals over £1 million



(No deals in Q1 2021)

PRIME INVESTMENT YIELD



6.5%



(6.5 in Q1 2021)

KEY INVESTMENT DEAL



Sale of 27 Albyn Place, Aberdeen to a
private investor for £1,750,000.

KEY ABERDEEN OFFICE DEALS



The Silver Fin Building

Level 3, MSq 1, Marischal Square

Level 2 (West Suite), Building 3, AIBP, Dyce

100,312 sq ft

18,000 sq ft

10,948 sq ft

Let to Shell

Let to OGA (North Sea Transition Authority)

ST - Oceaneering
SUT - DNV

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There has been a sizeable increase in market activity this quarter, as both take-up figures and the number of deals have risen in comparison to Q1 2021 - albeit the take-up figures have been enhanced by the Shell deal.

We are starting to see this increase in demand filter through into the market as remaining covid restrictions are eased, and the price of oil continues to trade above \$100 per barrel on a consistent basis.

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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