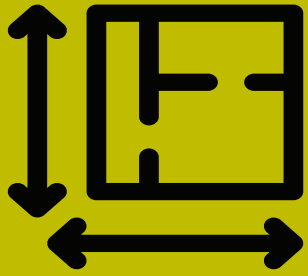


Office Property Focus Q2 2018

Aberdeen

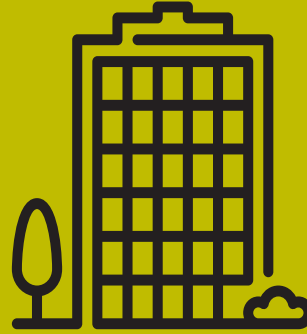
OFFICE TAKE UP & DEALS



89,776

Office floor space transacted in sq ft

↑ **53%** (Q2 2017)



28 deals

2 deals completed over 10,000 sq ft

↑ **75%** (Q2 2017)

TOTAL SUPPLY



3m sq ft

↑ **4%** (Q2 2017)

PRIME HEADLINE RENT



£32.50

per sq ft

KEY INVESTMENT DEAL

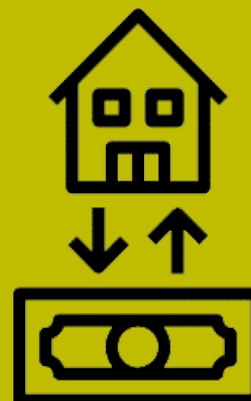


City Wharf, Aberdeen

69,045 sq ft mixed use development sold to Hamcap (Aberdeen) Ltd for £11.35m.

The development comprises 43,000 sq ft of Grade A offices and ground floor retail, a NCP multi-storey car park and a Grosvenor Casino.

PRIME INVESTMENT YIELD



6.25%

↓ **0.5%** Q2 2017

KEY ABERDEEN OFFICE DEALS



Horizons House, Waterloo Quay	10,325 sq ft	Let to BW Offshore
The Silver Fin, Union Street	6,709 sq ft	Let to Verus Petroleum
H1, Hill of Rubislaw	7,300 sq ft	Let to Serica Energy

"A relatively steady oil price has improved sentiment in the market. An oversupply of offices remains the big challenge, however, more requirements are leading to more deals as the Grade A space starts to fill up."

Arron Finnie, Partner, Ryden

ABERDEEN OFFICE AGENCY & INVESTMENT TEAM



Arron Finnie

Partner

arron.finnie@ryden.co.uk

01224 569 651



Andrew Smith

Associate

andrew.smith@ryden.co.uk

01224 569 663



Ken Shaw

Investment Partner

ken.shaw@ryden.co.uk

01224 569 664

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.

www.ryden.co.uk/commercial-property/aberdeen

Follow us on    YouTube