

ABERDEEN  
OFFICE PROPERTY  
FOCUS Q3 2021

# Ryden

## OFFICE TAKE UP & DEALS



**51,316** sq ft

Office floor space transacted

↓ **37%** (Q3 2020)



**13 deals**

↑ **8.30%** (Q3 2020)

1 deal completed over  
10,000 sq ft

## TOTAL SUPPLY

Total supply **2.89m** sq ft

↑ **8.23%** (Q3 2020)

## PRIME HEADLINE RENT

**£30** per sq ft

## INVESTMENT DEALS



**2**

Investment  
deal over  
£1 million

↑ (No deals in Q3 2020)



**£16.3m**

Amount transacted  
in deals over £1 million

↑ (No deals in Q3 2020)

## PRIME INVESTMENT YIELD



**6.5%**

▬ (6.5% in Q3 2020)

## KEY INVESTMENT DEAL

- Sale of 13 Queen's Road, Aberdeen to an overseas private investor.
- Sold for £5.1m reflecting a net initial yield of 10.54%.

# KEY ABERDEEN OFFICE DEALS



Langstane House, 6 Dee Street

Part First Floor, Kingshill View,  
Prime Four Business Park,  
Kingswells

Ground Floor Extension,  
37 Albyn Place

11,827 sq ft

7,330 sq ft

2,980 sq ft

Sold to Mental Health  
Aberdeen

Let to DeepOcean

Let to Shepherd &  
Wedderburn

## ABERDEEN OFFICE AGENCY AND INVESTMENT TEAM



**ARRON FINNIE**  
**PARTNER**

arron.finnie@ryden.co.uk  
01224 569651



**DANIEL STALKER**  
**SENIOR SURVEYOR**

daniel.stalker@ryden.co.uk  
01224 569680



**KEN SHAW**  
**INVESTMENT PARTNER**

ken.shaw@ryden.co.uk  
01224 569664



Although take up has remained low this quarter we are starting to see more positive sentiment in the market.

The oil price is in excess of \$80 a barrel and more people are returning to the office resulting in increased enquiries and people starting to think about committing to a move.

**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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