



OFFICE PROPERTY FOCUS

Q1 2025



CITY CENTRE OFFICE TAKE UP & DEALS

159,053 sq ft
Office floor
space transacted

74%
(Q1 2024)

OFFICE SPACE TOTAL SUPPLY

149,833 sq ft
Grade A

No Change
(Q1 2024)

PRIME HEADLINE RENT

£41.50
per sq ft



KEY OFFICE DEALS

Aurora, 120 Bothwell Street	31,724 sq ft	Pinsent Masons
300 Bath Street	12,500 sq ft	Securi Group
6 Atlantic Quay	10,812 sq ft	Taylor Hopkinson

39 deals

4 deals completed over
10,000 sq ft

12%
(Q1 2024)

“Q1 take up has delivered a positive start to 2025 in terms of both number of total size transacted.

Grade A supply has been further eroded through a number of completed deals with further space under offer at the time of writing and therefore supply of the Best in Class space remains critically low.

A new headline rental of £41.50 per sq ft has been established for the city centre.

Pre-fitted out space on flexible terms remains popular for the majority of occupiers seeking sub 4,000 sq ft suites, of which equates to to 2/3rds of the total take up.”

Tim Jacobsen Partner

INVESTMENT DEALS



£8m

Amount transacted in deals over £1 million



(£24.85m in Q1 2024)

PRIME INVESTMENT YIELD



7.25%



(7.50% in Q1 2024)

1 deal

over £1 million



(4 deals in Q1 2024)



“The office investment market remains challenging, with transaction volumes down when compared to Q1 2024. Broader macroeconomic factors continue to influence activity, yet there are buyers for investments.

However, to secure the right purchasers, a wider approach is essential, as repeat investors in the sector is very rare, so it is difficult to identify a likely purchaser prior to a sales campaign.”

Stuart Low Investment Partner

KEY INVESTMENT DEALS

City Park, 368
Alexandra Parade

£8m



Multi-let office
totalling

300,000

 sq ft

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ABOUT US

Ryden, an independent LLP within the LSH Group of Companies, is a commercial property consultancy of 130 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.



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