

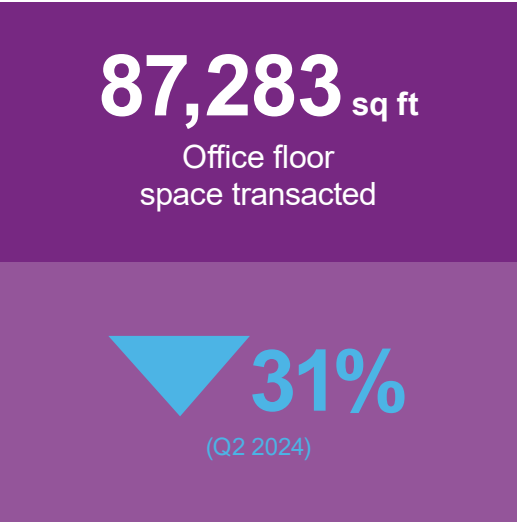


OFFICE PROPERTY FOCUS

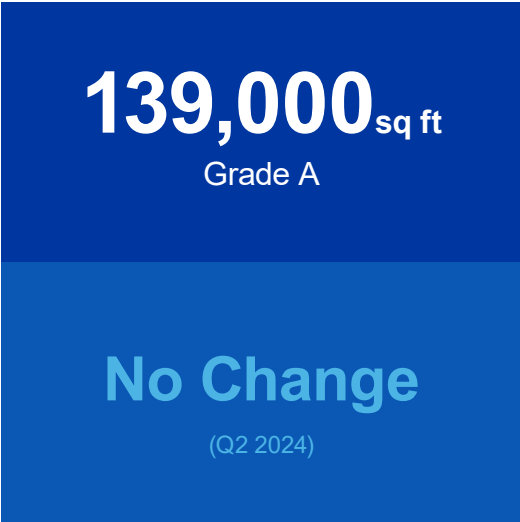
Q2 2025



CITY CENTRE OFFICE TAKE UP & DEALS



OFFICE SPACE TOTAL SUPPLY



PRIME HEADLINE RENT



KEY OFFICE DEALS

4th Floor, 191 West George Street	15,031 sq ft	Beam Suntory
4th Floor, 151-155 St Vincent Street	11,648 sq ft	Addleshaw Goddard
5th Floor, Cadworks, West Campbell Street	10,800 sq ft	Savills

“Q2 2025 delivered a reduced level of take up on previous quarters, perhaps reflecting wider economic uncertainty, but overall the H1 take up of c. 246,000 sq ft for Glasgow City Centre is above the 5 year average.

80% of the deals transacted were sub 3,000 sq ft and the trend continues for lease flexibility in high quality, fitted and furnished options.

Supply of Grade A / Best in Class space remains critically low, and there are larger active requirements focusing on this stock that will erode supply further.”

Tim Jacobsen Partner

INVESTMENT DEALS



N/A

Amount transacted in
deals over £1 million



(£72.7m in Q2 2024)

PRIME INVESTMENT YIELD



7.25%



(7.50% in Q2 2024)

No deals

over £1 million



(5 deals in Q2 2024)



“The Glasgow office market remains difficult, with limited activity and subdued sentiment. However, Ryden is currently tracking four significant office transactions that are under offer and expected to complete shortly.

If these deals proceed as anticipated, Q3 statistics should paint a more positive picture, providing greater clarity around pricing and value benchmarks for investors.”

Stuart Low Investment Partner

KEY INVESTMENT DEALS



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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 with offices in Edinburgh, Glasgow and Aberdeen.

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Corporation



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