

ABERDEEN
OFFICE PROPERTY
FOCUS Q3 2020

Ryden

OFFICE TAKE UP & DEALS



81,723 sq ft

Office floor space transacted

↓33% (Q3 2019)



12 deals

↓48% (Q3 2019)

2 deals completed over
10,000 sq ft

TOTAL SUPPLY

Total supply **2,670,000** sq ft

↑1.5% (Q3 2019)

PRIME HEADLINE RENT

£32.50
per sq ft

INVESTMENT DEALS



0

Investment
deals over
£1 million

↓ (1 deal in Q3 2019)



£0m

Amount transacted
in deals over £1 million

↓ (£22.4m in Q3 2019)

PRIME INVESTMENT YIELD



6.5%

= (6.5% in Q3 2019)

KEY INVESTMENT DEAL

→ No deals in Q3 2020

KEY ABERDEEN OFFICE DEALS



Wellheads Crescent, Dyce

19,233 sq ft

Sold to C7 Health Ltd

Ground Floor, Kirkhill House,
Aberdeen Business Park, Dyce

16,212 sq ft

Let to Expro

Carden Church, 6 Carden Place

9,863 sq ft

Let to ARRIA

ABERDEEN OFFICE AGENCY AND INVESTMENT TEAM



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The slight easing of COVID restrictions has brought a minor increase in take up from the last quarter; however, there is a noticeable decline in the transactional figures when compared to Q3 2019.

With the lingering uncertainty from COVID still remaining, this will most likely continue to affect the take up in Q4.

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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