

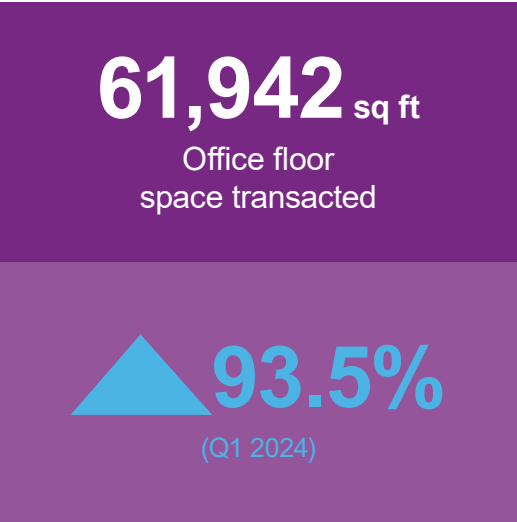


# OFFICE PROPERTY FOCUS

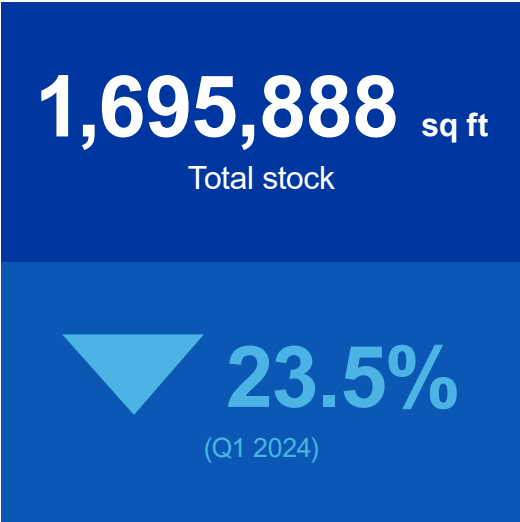
## Q1 2025



### CITY CENTRE OFFICE TAKE UP & DEALS



### OFFICE SPACE TOTAL SUPPLY



### PRIME HEADLINE RENT



### KEY OFFICE DEALS

First Floor, Suite 3, Prime View, Prime 4 Business Park	9,960 sq ft	North Star Holdco Ltd
First Floor North, Brimmond House, Prime 4 Business Park	5,396 sq ft	Vallourec Oil & Gas UK Ltd
8 Albyn Terrace	3,304 sq ft	NRG Holdings Ltd

“Office take up in the city has improved compared to the previous quarter, supported by a renewed, albeit cautious, confidence in the energy sector. However political uncertainty continues to weigh on decision making.

Notably, several deals involving refurbished accommodation reveal a persistent flight to quality trend among occupiers as they prioritise quality by choosing upgraded and well located buildings.”

**Arron Finnie** Partner

## INVESTMENT DEALS



**£9.4m**

Amount transacted in  
deals over £1 million



(£56.2m in Q1 2024)

## PRIME INVESTMENT YIELD



**9%**



(10% in Q1 2024)

**2 deals**

over £1 million



(3 deals in Q1 2024)



“Overall there was an encouraging start to 2025 with a healthy level of investment transactions completed in Aberdeen in Q1.

Demand for industrial continued to outstrip offices

and there was a diverse range of buyers from well known UK propcos to overseas private investors and funds.”

**Ken Shaw** Investment  
Partner

## KEY OFFICE INVESTMENT DEAL

Duncan House,  
Westhill

**£7m**



Reflecting an  
initial yield

**14.47%**



## OFFICE AGENCY AND INVESTMENT TEAM



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## ABOUT US

Ryden is a commercial property consultancy of 150 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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Corporation



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