

ABERDEEN
OFFICE PROPERTY
FOCUS Q2 2022

Ryden

OFFICE TAKE UP & DEALS



60,521 sq ft

Office floor space transacted

↑126.7% (Q2 2021)



13 deals

↑8.3% (Q2 2021)

1 deal completed over
10,000 sq ft

TOTAL SUPPLY

Total supply **2,603,634** sq ft

↓9.48% (Q2 2021)

PRIME HEADLINE RENT

£30 per sq ft

INVESTMENT DEALS



2 Investment
deal over
£1 million

↑100% (Q2 2021)



£5.4m

Amount transacted
in deals over £1 million

↓59% (Q2 2021)

PRIME INVESTMENT YIELD



6.75%

↑ (6.5 in Q2 2021)

KEY INVESTMENT DEAL

→ 37 Albyn Place, Aberdeen

→ Sold for a price of c.£3.54m, reflecting a
net initial yield of 8.25%

KEY ABERDEEN OFFICE DEALS



**1st & Part 4th Floors,
The Capitol**

15,304 sq ft

Let to Orega

Ground Floor, Blenheim Gate

4,467 sq ft

Let to Gilson Gray

**Ground Floor, Pavilion 11,
Kingshill Business Park**

2,589 sq ft

Let to Mermaid Maritime

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Although the market continues to improve and sentiment within the energy sector remains very positive, take up in Q2 has dropped significantly from a very impressive Q1. However, it still shows a marked improvement on Q2 last year.

At the half year stage, take up is over 450% up on the equivalent period in 2021, and we anticipate the market continuing to strengthen as the year progresses.

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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