

ABERDEEN  
OFFICE PROPERTY  
FOCUS Q2 2019

# Ryden

## OFFICE TAKE UP & DEALS



**113,334** sq ft

Office floor space transacted

**↑ 26%** (Q2 2018)



**19 deals**

**↓ 32%** (Q2 2018)

5 deals completed over  
10,000 sq ft

## TOTAL SUPPLY

Total supply **2.7m** sq ft

**↓ 10%** (Q2 2018)

## PRIME HEADLINE RENT

**£32.50**  
per sq ft

## INVESTMENT DEALS



**3**

Investment  
deals over  
£1 million



No deals in Q2 2018



**£9.025m**

Amount transacted  
in deals over £1 million



No deals in Q2 2018

## PRIME INVESTMENT YIELD



**6.40%**



6.25% on Q2 2018

## KEY INVESTMENT DEAL



28 Albyn Place, Aberdeen



13,600 sq ft



Sold to an overseas investor for  
£4.75m

# KEY ABERDEEN OFFICE DEALS



H1, Hill of Rubislaw, Anderson Drive

17,159 sq ft

Let to Citibase

Pavilion 4, Westpoint, Westhill

15,394 sq ft

Let to Barr Drilling

Peregrine Road, Westhill

11,113 sq ft

Let to ROC Health

## ABERDEEN OFFICE AGENCY AND INVESTMENT TEAM



**ARRON FINNIE**  
**PARTNER**

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After a poor start to the year the take up figures have recovered to a more reasonable level. Some bigger deals in the pipeline should see an improvement again in the next quarter.

**Arron Finnie**  
Partner, Ryden



**DANIEL STALKER**  
**GRADUATE SURVEYOR**

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It is encouraging to see decent investor activity in the office sector and in particular the West End, with two deals concluding in Q2.

**Ken Shaw**  
Partner, Ryden



**KEN SHAW**  
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## 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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