

ABERDEEN
OFFICE PROPERTY
FOCUS Q4 2019

Ryden

OFFICE TAKE UP & DEALS



239,463 sq ft

Office floor space transacted

↑ 200% (Q4 2018)



28 deals

↑ 47% (Q4 2018)

7 deals completed over
10,000 sq ft

TOTAL SUPPLY

Total supply **2,420,000** sq ft

↓ 19% (Q4 2018)

PRIME HEADLINE RENT

£32.50
per sq ft

INVESTMENT DEALS



1

Investment
deal over
£1 million



(0 deals in Q4 2018)



£80m

Amount transacted
in deals over £1 million



(0 deals in Q4 2018)

PRIME INVESTMENT YIELD



6.50%

↑ 0.25% (Q4 2018)

KEY INVESTMENT DEAL

- Sir Ian Wood House, Altens Industrial Estate
- Modern Grade A office building extending to 216,000 sq ft let to Wood on a new 15 year lease.
- Sold to LCN Capital Partners for c.£80m (7.00%)

KEY ABERDEEN OFFICE DEALS



**Deepwater House,
Primefour, Kingswells**

76,620 sq ft

Let to TAQA Bratani

**Primeview, Primefour,
Kingswells**

28,265 sq ft

Let to Transocean

1 Albyn Place, Aberdeen

14,148 sq ft

Let to Add Energy

ABERDEEN OFFICE AGENCY AND INVESTMENT TEAM



**ARRON FINNIE
PARTNER**

arron.finnie@ryden.co.uk
01224 569651



**DANIEL STALKER
GRADUATE SURVEYOR**

daniel.stalker@ryden.co.uk
01224 569680



**KEN SHAW
INVESTMENT PARTNER**

ken.shaw@ryden.co.uk
01224 569664



This quarter has seen the largest take up of office space in Aberdeen since the oil crash in 2014.

We have seen a healthy number of more significant deals which the market has been lacking for some time.

**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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