

#### CITY CENTRE OFFICE TAKE UP & DEALS



**79,942** sq ft

Office floor space transacted

**↑ 6%** (Q4 2017)



**19** deals

**1 deal** completed over 10,000 sq ft

**↓ 14%** (Q4 2017)

#### TOTAL SUPPLY & VACANCY RATE

Total supply **2,997,361** sq ft

**↑ 1%** (Q4 2017)

#### PRIME HEADLINE RENT



**£32.50**

per sq ft

#### KEY ABERDEEN OFFICE DEALS



Level 1, 1 Marischal Square

26,381 sq ft

Let to Spaces

Pavilion 5, Kingshill Business Park, Westhill

8,550 sq ft

Let to VBMS UK LTD

Level 5, 2 Marischal Square

8,452 sq ft

Let to Tenaris

*"The market remains optimistic with the oil industry showing signs of increased activity both in terms of contract awards and recruitment. There has only been one deal over 10,000 sq ft, with the majority being sub 5,000 sq ft, hence the decrease in take-up since Q3 2018."*

Arron Finnie, Partner, Ryden

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# Industrial Property Focus Q4 2018

## Aberdeen

### INDUSTRIAL TAKE UP & DEALS



**87,712** sq ft  
Industrial floor space transacted  
↓ **35%** (Q4 2017)



**14** deals  
1 deal completed over 10,000 sq ft  
↓ **21.4%** (Q4 2017)

### TOTAL SUPPLY & VACANCY RATE

Total supply **2,410,000** sq ft

↑ **11.4%** (Q4 2017)

### PRIME HEADLINE RENT



**£9** FOR WAREHOUSE  
**£18** FOR OFFICES  
**£2** FOR YARD

### KEY ABERDEEN INDUSTRIAL DEALS



Unit 8 Miller Street, Aberdeen	26,829 sq ft	Let to MKM Building Supplies
Badentoy Avenue, Portlethen	8,641 sq ft	Sold to Loxley Ltd.
Unit 38 Kirkton Avenue, Dyce	6,920 sq ft	Let to Grampian Packaging Supplies Ltd.

*"Q4 2018 was a disappointing period for industrial take up in Aberdeen. The oil price fell quite sharply during this period and this will have created caution in the market place. In recent times, the oil price has recovered and we are optimistic that market conditions will improve in 2019."*

Paul Richardson, Partner, Ryden

### ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 42 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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