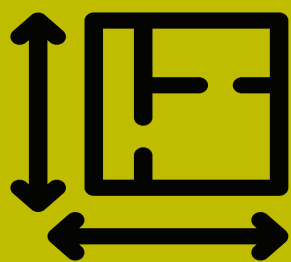


Ryden

Office Property Focus Q1 2018

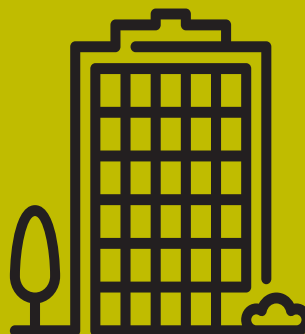
Aberdeen

OFFICE TAKE UP & DEALS



88,774

Office floor space transacted in sq ft



22 deals

2 deals completed over 10,000 sq ft

TOTAL SUPPLY



+3m sq ft

↑ 4% (Q1 2017)

PRIME HEADLINE RENT



£32.50

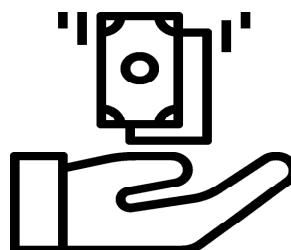
per sq ft

INVESTMENT DEALS



2

Investment deals over £1m
(3 in Q1 2017)



£132.7m

Amount transacted in deals over £1m

PRIME INVESTMENT YIELD

6.25%

↓ 0.5% on Q1 2017

KEY INVESTMENT DEAL



Aker Solutions, Aberdeen

335,000 sq ft

Purchased by LCN for c. £114m

KEY ABERDEEN OFFICE DEALS



Marischal Square, Broad Street	18,963 sq ft	Let to Aberdeen Journals
Stoneywood House, Stoneywood Rd	13,477 sq ft	Sold to Lovie Construction
3rd Floor, Caledonian House	8,777 sq ft	Let to Ping Petroleum

"The market remains challenging in Aberdeen. Take-up is misleading due to two big deals in Q1 2017. The oil industry appears to have stabilised, however, severe oversupply of office premises is putting pressure on headline rents and incentive packages."

Arron Finnie, Partner, Ryden

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ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 38 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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