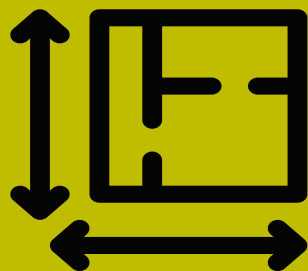


Ryden

Office Property Focus Q3 2018

Aberdeen

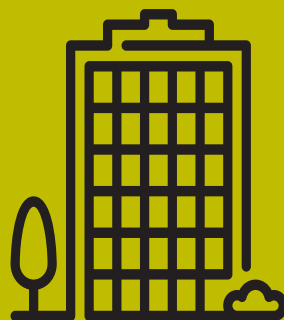
OFFICE TAKE UP & DEALS



96,819

Office floor space
transacted in sq ft

↑ **11%** (Q3 2017)



23 deals

1 deal completed
over 10,000 sq ft

↑ **44%** (Q3 2017)

TOTAL SUPPLY

Total supply **3,076,485** sq ft

↑ **3.25%** (Q3 2017)

PRIME HEADLINE RENT



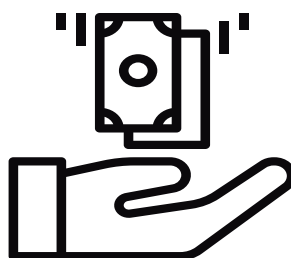
£32
per sq ft

INVESTMENT DEALS



1

Investment deal over £1m



£13.30m

Amount transacted in deals
over £1m

PRIME INVESTMENT YIELD

6.25%

↓ **0.50%** (Q3 2017)

KEY INVESTMENT DEAL



Thermopylae House & Teekay House,
Westhill

Two modern office buildings extending
to 46,866 sq ft

Sold to Sydney & London for £13.3m
(7.58%)

KEY ABERDEEN OFFICE DEALS



Stratus Building, ABZ Business Park	16,591 sq ft	Let to Noble Drilling
1MSq Marischal Square, Level 4	9,975 sq ft	Let to NHS
Prime View, Prime Four, Kingswells	9,702 sq ft	Let to Ineos

"The energy sector is more optimistic and showing further signs of activity. Although we are seeing an increase in the number of deals they remain relatively small in size and actual take up is quite stagnant due to the lack of larger requirements."

Arron Finnie, Partner, Ryden

ABERDEEN OFFICE AGENCY & INVESTMENT TEAMS



Arron Finnie

Partner

arron.finnie@ryden.co.uk

01224 569 651



Andrew Smith

Associate

andrew.smith@ryden.co.uk

01224 569 663



Ken Shaw

Investment Partner

ken.shaw@ryden.co.uk

01224 569 664

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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