

CITY CENTRE OFFICE TAKE UP & DEALS



103,497 sq ft

Office floor space transacted

↓ **60%** (Q1 2018)



38 deals

1 deal completed over 10,000 sq ft

↑ **81%** (Q1 2018)

TOTAL SUPPLY & VACANCY RATE

Total supply **33,353** sq ft

↓ **45%** (Q1 2018)

Vacancy rate **0.21%**

New build Grade A stock

↓ **43%** (Q1 2018)

PRIME HEADLINE RENT



£32.50

per sq ft

INVESTMENT DEALS



4

Investment deals over £1m

↓ **20%** (Q1 2018)



£51.9m

Amount transacted in deals over £1m

↓ **81%** (Q1 2018)

PRIME INVESTMENT YIELD

5.25%

↓ **0.25%** on Q1 2018

KEY INVESTMENT DEAL



2 Atlantic Quay

77,273 sq ft 1990's building let to Lloyds Group until 2026.

Purchased by Corum for £22.25m, NIY 6.25%. Sold by Moorfield.

KEY GLASGOW OFFICE DEALS



4th & 9th Floors, 2 West
Regent Street

15,744 sq ft

Let to Gamma Telecoms

1st Floor (Part), Tay House,
300 Bath Street

9,791 sq ft

Let to University of Glasgow

"The slower start to the year masks continued positivity for the Glasgow office market, most noticeably at the larger end of the size spectrum where demand is healthy and stock tighter."

A number of significant refurbishments will complete in the next 12 months."

Tim Jacobsen, Partner, Ryden

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ABOUT US

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