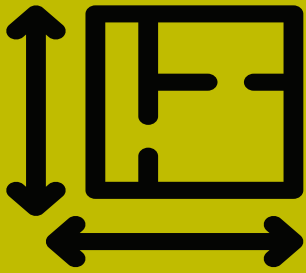


Ryden

Office Property Focus Q2 2018

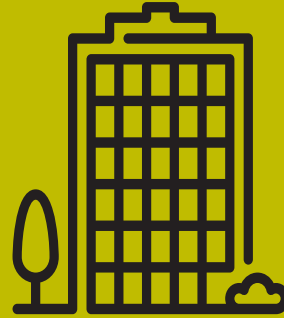
Glasgow

OFFICE TAKE UP & DEALS



326,313

Office floor space transacted in sq ft



32 deals

9 deals completed over 10,000 sq ft

TOTAL SUPPLY & VACANCY RATE

Total supply **33,353** sq ft

↓ **57%** (Q2 2017)

Vacancy rate **0.21%**
New build Grade A v Total stock

↓ **66%** (Q2 2017)

PRIME HEADLINE RENT



+£30

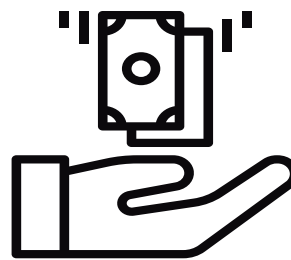
per sq ft
(Rumoured Pre-Let Level)

INVESTMENT DEALS



3

Investment deals over £1m
(4 in Q2 2017)



£45.13m

Amount transacted in deals over £1m

↓ **22%** (Q2 2017)

PRIME INVESTMENT YIELD

5.25%

↓ **0.25%** on Q2 2017

KEY INVESTMENT DEAL



100 Bothwell Street

101,879 sq ft

Purchased by HF Developments for £30.3m, reflecting a yield of 6.64%

KEY GLASGOW OFFICE DEALS



177 Bothwell Street (part)	110,955 sq ft	Let to Clydesdale Bank
1st-4th Floors, 4 Atlantic Quay	34,728 sq ft	Let to Scottish Executive
Part Ground, 1st & 2nd Floors, 1 West Regent Street	30,933 sq ft	Let to Regus

"The Glasgow City Centre market has delivered a further strong quarter, with HI take up reaching 588,670 sq ft including two significant pre-lets totalling c.300,000 sq ft.

There continues to be further pre-let activity, which is encouraging for the three new

buildings that are starting on site this year and a new rental tone has been established for the city centre with the Clydesdale Bank pre-let at 177 Bothwell Street rumoured to be in excess of £30 per sq ft."

Tim Jacobsen, Partner, Ryden

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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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