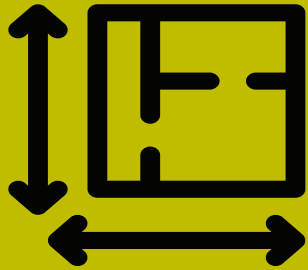


Ryden

Office Property Focus Q3 2018

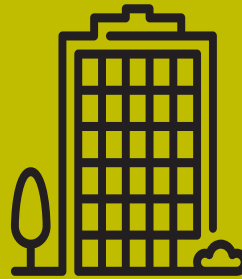
Glasgow

CITY CENTRE OFFICE TAKE UP & DEALS



144,466 sq ft

Office floor space transacted



30 deals

2 deals completed over 10,000 sq ft

↑ 15% (Q3 2017)



Major 470,000 sq ft deal to Barclays at Buchanan Wharf, Glasgow

TOTAL SUPPLY & VACANCY RATE

Total supply **33,353** sq ft

↓ 57% (Q3 2017)

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

↓ 66% (Q3 2017)

PRIME HEADLINE RENT



£32.50

per sq ft

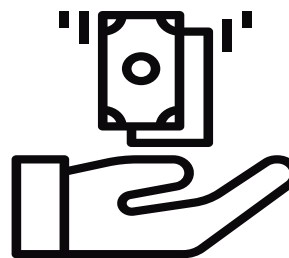
INVESTMENT DEALS



3

Investment deals over £1m

↓ 50% (Q3 2017)



£60m

Amount transacted in deals over £1m

↓ 8% (Q3 2017)

PRIME INVESTMENT YIELD

5.25%

↓ 0.25% on Q3 2017

KEY INVESTMENT DEAL



1 Atlantic Quay, Glasgow

122,600 sq ft refurbished office building. Majority let to Secretary of State for c. 12 years.

Purchased by Darin for £52m (5.2%)

KEY GLASGOW OFFICE DEALS



123 St Vincent Street

60,556 sq ft

Let to HMRC

Empire House, 131 West Nile Street

12,242 sq ft

Let to CXP People

Buchanan Wharf

470,000* sq ft

Let to Barclays

"A further strong quarters take up for Glasgow city centre has bolstered the overall take up to the end of Q3 2018 to 733,136 sq ft, excluding the major 470,000 sq ft deal to Barclays at Buchanan Wharf on the south bank of the River Clyde.

Occupier demand remains positive for Grade A/high quality space in excess of 10,000 sq ft, and stock levels continue to diminish."

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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