

CITY CENTRE OFFICE TAKE UP & DEALS



236,002 sq ft

Office floor space transacted

↓ **16%** (Q4 2017)



36 deals

6 deals completed over 10,000 sq ft

↑ **33%** (Q4 2017)

TOTAL SUPPLY & VACANCY RATE

Total supply **33,353** sq ft

↓ **45%** (Q4 2017)

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

↓ **43%** (Q4 2017)

PRIME HEADLINE RENT



£32.50

per sq ft

INVESTMENT DEALS



5

Investment deals over £1m

↓ **29%** (Q4 2017)



£105m

Amount transacted in deals over £1m

↓ **64%** (Q4 2017)

PRIME INVESTMENT YIELD

5%

↓ **0.50%** on Q4 2017

KEY INVESTMENT DEAL



Equinox Building, 19 Cadogan Street

Modern single let building of 67,851 sq ft, let to Esure with 12 years unexpired.

Sold by Amundi for £30.5m. NIY 5.96%. Acquired by Roebuck AM

KEY GLASGOW OFFICE DEALS



Princes House, 50 West Campbell Street	57,473 sq ft	Let to Barclays
7th & 8th floors, 123 St Vincent Street	30,571 sq ft	Let to KPMG
2-4 Blythswood Square	27,558 sq ft	Let to Chivas Brothers

"Total take-up for the year equates to c.1.44m sq ft, which includes the Barclays transaction at Buchanan Wharf of 470,000 sq ft. This is a very positive news story for Glasgow.

Supply of existing Grade A/significant refurbishment options remains limited until

the next phase of pipeline supply is delivered towards the mid/end of 2019.

It remains to be seen what, if any, impact Brexit will have on occupational demand."

Tim Jacobsen, Partner, Ryden

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ABOUT US

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