



# OFFICE PROPERTY FOCUS

## Q4 2024



### CITY CENTRE OFFICE TAKE UP & DEALS

**24,397** sq ft  
Office floor  
space transacted

▼ **66%**  
(Q4 2023)

### OFFICE SPACE TOTAL SUPPLY

**2,171,901** sq ft  
Total stock

▼ **2%**  
(Q4 2023)

### PRIME HEADLINE RENT

**£32.50**  
per sq ft



“The last quarter was very disappointing and at 234,000 sq ft the annual take up was just over half the 10 year average. It was a year of political uncertainty for the energy industry and hopefully there will be more confidence for the year ahead.”

**Arron Finnie** Partner

**10 deals**  
No deals completed over  
10,000 sq ft

▼ **23%**  
(Q4 2023)

### KEY OFFICE DEALS

50 Huntly Street	8,509 sq ft	Sekal Aberdeen
Cirrus Building, 6 International Avenue	5,396 sq ft	Shelf Drilling (UK)
22 Abercrombie Court	2,486 sq ft	Motive Offshore



**INVESTMENT  
DEALS**



**£45m**

Amount transacted in deals over £1 million



(£12.65m in Q4 2023)

**PRIME  
INVESTMENT  
YIELD**



**9.25%**

**No change**

(9.25% in Q4 2023)

**1 deal**  
over £1 million



(2 deals in Q4 2023)



“Q4 produced a healthy volume of investment sales in Aberdeen across the office and industrial sectors with almost £80m transacted. The higher yields on offer in Aberdeen are

attracting new investors to the city which is very encouraging to note.”

**Ken Shaw** Investment Partner

**KEY OFFICE  
INVESTMENT DEAL**

Three buildings at Prime Four Business Park

**£45m**



Reflecting an initial yield

**17.88%**



**OFFICE AGENCY AND  
INVESTMENT TEAM**



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**ABOUT US**

Ryden is a commercial property consultancy of 150 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.



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