



ABERDEEN OFFICE MARKET

RESEARCH, Q4 2022

ABERDEEN - BIRMINGHAM - BRISTOL - CARDIFF - EDINBURGH - GLASGOW - LEEDS - MANCHESTER - NEWCASTLE - SHEFFIELD

Updated quarterly our dashboards provide a concise synopsis of activity in UK's regional office markets



OCCUPIER SUMMARY



DEMAND

TAKE UP (SQ FT)
81,231

NO. OF DEALS
20

MOST ACTIVE SECTOR
Energy & Utilities



SUPPLY

GRADE A AVAILABILITY (SQ FT)
600,000

VACANCY RATE
24.0%



INVESTMENT



ACTIVITY

VOLUMES £M
£-

QTR VS 10YEAR AVERAGE
-

NO. OF DEALS
-



YIELDS

PRIME CITY CENTRE
8.00%

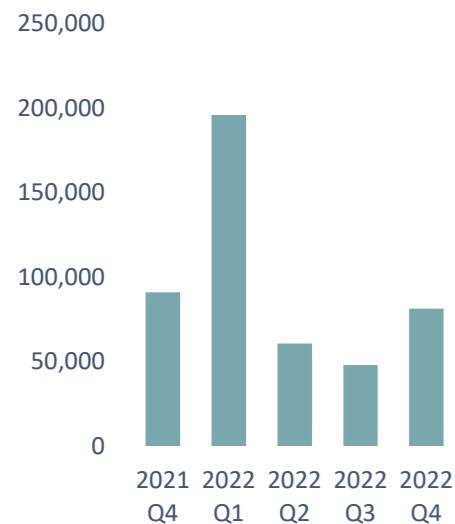
PRIME OOT
8.25%

FORECAST TOTAL RETURN (PA 2023-2026)
4.1%



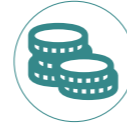
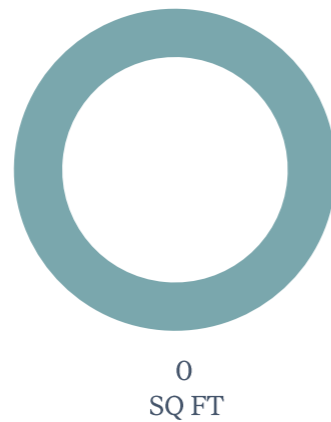
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2023-2025, SQ FT)



PRIME RENT

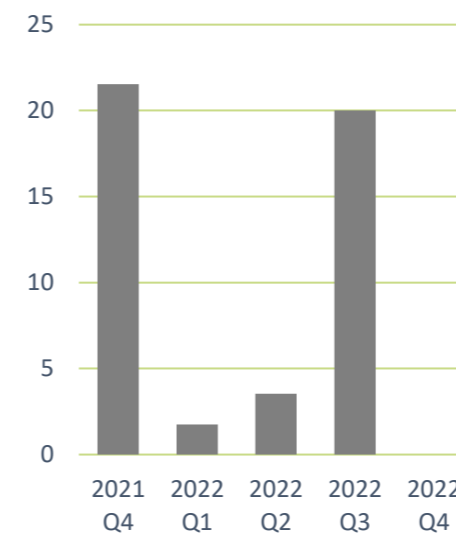
(£ PER SQ FT)

Q4 2022
£32.50

2023 END FORECAST
£33.00

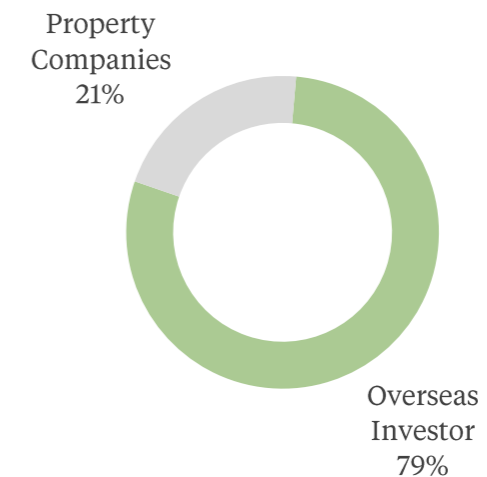
VOLUMES

(£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %

Q3 2022
7.50%

Q4 2022
8.00%



HEADLINE TRANSACTION

BUILDING
5th Floor, Annan House Palmerston Road

OCCUPIER
Three60 EPCC Ltd

SIZE (SQ FT)
16,103



HEADLINE TRANSACTION

BUILDING
-

PRICE
-

BUYER
-

VENDOR
-

We like questions, if you have one about our research, or would like some property advice, we would love to hear from you.

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