



GLASGOW OFFICE MARKET

RESEARCH, Q2 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)
125,753

NO. OF DEALS
26

MOST ACTIVE SECTOR
Energy & Utilities



SUPPLY

GRADE A AVAILABILITY (SQ FT)
104,351

VACANCY RATE
8.7%

Note: All figures of city centre

INVESTMENT



ACTIVITY

VOLUMES £M
£241

QTR VS 10YEAR AVERAGE
+299%

NO. OF DEALS
3



YIELDS

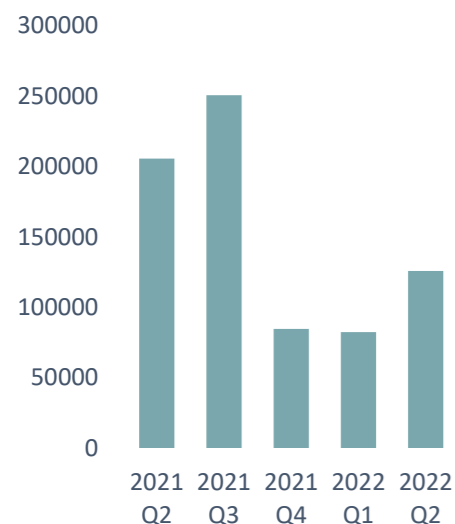
PRIME CITY CENTRE
5.00%

PRIME OOT
6.50%

FORECAST TOTAL RETURN (PA 2022-2026)
4.5%

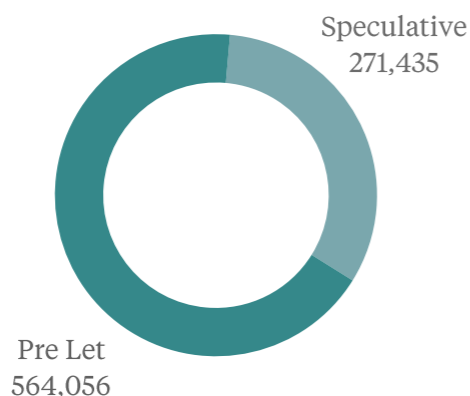
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



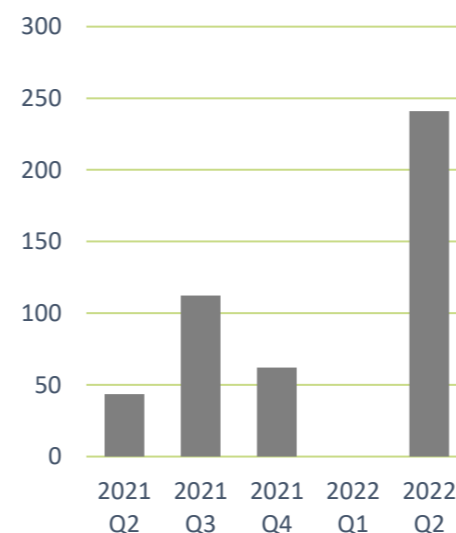
PRIME RENT

(£ PER SQ FT)



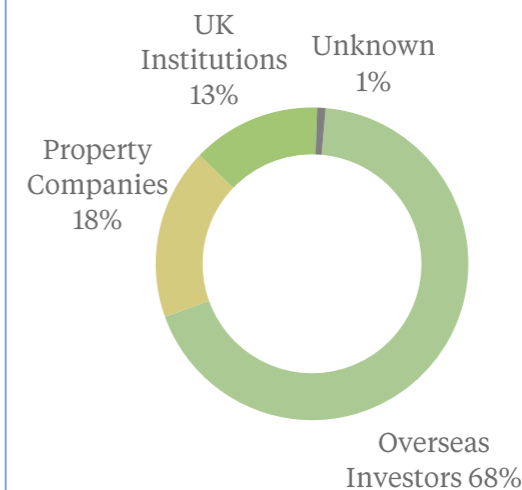
VOLUMES

(£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

BUILDING
CADworks

OCCUPIER
OVO Energy

SIZE (SQ FT)
33,905



HEADLINE TRANSACTION

BUILDING
177 Bothwell Street

PRICE
£215M

BUYER
PonteGadea Inmobiliaria

VENDOR
HFD Group Ltd

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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