



GLASGOW OFFICE MARKET

RESEARCH, Q3 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)
98,427

NO. OF DEALS
32

MOST ACTIVE SECTOR
Professional Services



SUPPLY

NEW GRADE A AVAILABILITY (SQ FT)
104,351

VACANCY RATE
7.84%

Note: All figures of city centre

INVESTMENT



ACTIVITY

VOLUMES £M
£11.63

QTR VS 10YEAR AVERAGE
-82%

NO. OF DEALS
2



YIELDS

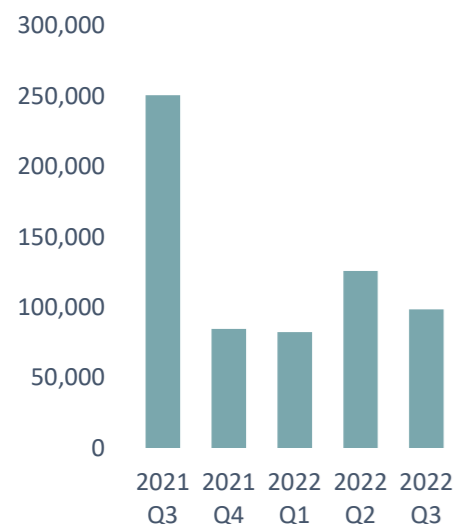
PRIME CITY CENTRE
5.75%

PRIME OOT
7.25%

FORECAST TOTAL RETURN (PA 2022-2026)
4.5%

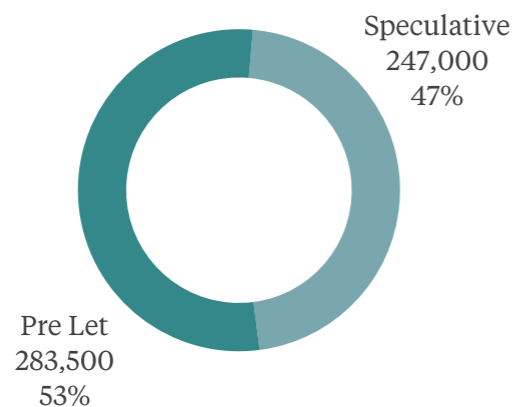
TAKE UP

LAST FIVE QUARTERS (SQ FT, 000's)



UNDER CONSTRUCTION

(SCHEMES WITH COMPLETION 2022-2024, SQ FT)



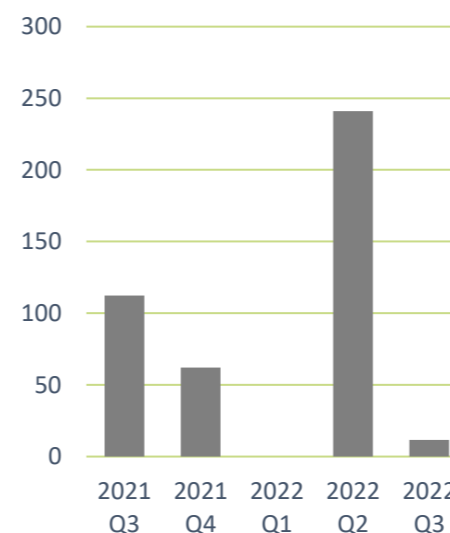
PRIME RENT

(£ PER SQ FT)



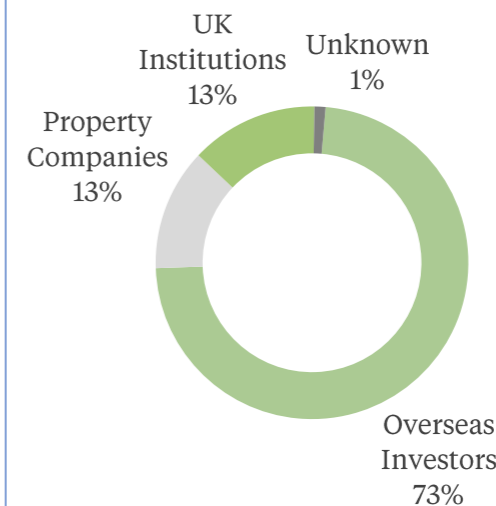
VOLUMES

(£M)



INVESTOR TYPE

LAST 12 MONTHS



PRIME YIELD

NIY %



HEADLINE TRANSACTION

BUILDING
177 Bothwell

OCCUPIER
Evelyn Partners

SIZE (SQ FT)
29,683



HEADLINE TRANSACTION

BUILDING
225 Bath Street

PRICE
£9.3M

BUYER
IQ Student Accommodation

VENDOR
AEW

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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