

EAST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q4 2022

Ryden

INDUSTRIAL TAKE UP & DEALS



142,694 sq ft

Industrial floor space
transacted

↓ **52%** (Q4 2021)



27 deals

↓ **7%** (Q4 2021)

3 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **2.2m** sq ft ↓ **17%** (Q4 2021)

Vacancy rate **3%** ↓ **0.1%** (Q4 2021)

PRIME HEADLINE RENT

£12.50
per sq ft

EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



4 Investment
deals over
£1 million

↑ (No deals in Q4 2021)



£13.55m

Amount transacted
in deals over £1 million

↑ (No deals in Q4 2021)

PRIME INVESTMENT YIELD



5.25%

↑ (4.5% in Q4 2021)

KEY INVESTMENT DEAL



Wickes, Stevenson Road, single-let
retail warehouse.

Sold by Shell Trust (UK prop) Ltd. to a
private investor for c.£6.05m (5.1%).

KEY EAST SCOTLAND INDUSTRIAL DEALS



Unit 1 Kingsthrone Park,
Livingston

18,017 sq ft

Let to Dalrada Technology

Unit 10 Forbes Court, Falkirk

5,242 sq ft

Let to Seven Day

190 Inglis Street, Dunfermline

5,210 sq ft

Let to Dignity Funerals

EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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Take up across 2022 was relatively subdued compared to previous years however the vacancy rate and total supply remain extremely low. This is one of the key drivers to continued stability in the industrial sector.

There are a growing number of lettings achieving over the £10 per sq ft threshold in prime locations and this is contributing toward rental growth in secondary locations where the void in rents is slowly reducing for good quality premises.

CAMERON WHYTE
Associate, Ryden



ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 42 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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