

EAST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q3 2021

Ryden

INDUSTRIAL TAKE UP & DEALS



323,210 sq ft

Industrial floor space
transacted

↑112% (Q3 2020)



31 deals

↑6.5% (Q3 2020)

7 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **3.1m** sq ft **↓ 35%** (Q3 2020)

Vacancy rate **3.3%** **↓ 2%** (Q3 2020)

PRIME HEADLINE RENT

£12 per sq ft

EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



1

Investment
deals over
£1 million

=

(1 deal in Q3 2020)



£3.85m

Amount transacted
in deals over £1 million

PRIME INVESTMENT YIELD



4.75%

↓ (5% in Q3 2020)

RETAIL WAREHOUSE DEAL

→ Catalyst Trade Park, 2B Bankhead Dr,
Edinburgh

→ Sold to Terreal Trillium for £3.85m at 6.5%

KEY EAST SCOTLAND INDUSTRIAL DEALS



Westlaw Road, Glenrothes

3 Edinburgh Interchange,
Newbridge

21 Albert Road, Leith,
Edinburgh

66,456 sq ft

31,995 sq ft

11,252 sq ft

Let to YES Recycling

Sold to Tartan Blanket
Company

Sold to Signature Pubs Ltd

EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The industrial market is now reaching new heights as the supply of vacant units continues to tighten and rents continue upwards. The vacancy rate, now at only 3.3%, is the lowest on record.

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ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 44 partners and 120 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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