



INDUSTRIAL PROPERTY FOCUS

Q1 2024



INDUSTRIAL TAKE UP & DEALS

26 deals

3 deals completed over 10,000 sq ft

35%
(Q1 2023)

INDUSTRIAL TOTAL SUPPLY

4.7m sq ft

Industrial stock available

27%
(Q1 2023)

PRIME HEADLINE RENT

£11
per sq ft



100,530 sq ft

Industrial space transacted

81%
(Q1 2023)

KEY INDUSTRIAL DEALS

Unit 5 Belgrave Logistics Park	126,000 sq ft	Wincanton
Drumhead Road, Cambuslang	51,754 sq ft	Confidential
9A Carlyle Avenue, Hillington	10,000 sq ft	Komoo

“The industrial market had a slow Q1 however over the last few weeks enquiry levels have now increased with older requirements now progressing and more stock coming to the market.

Rents are still increasing on existing units as very little new build is coming through.”

Gregor Harvie Partner

INVESTMENT DEALS



£16.5m

Amount transacted in deals over £1 million

▼ **40%**
(Q1 2023)

PRIME INVESTMENT YIELD



5.75%

▲ **0.25%**
(Q1 2023)

4 deals

over £1 million

▲
(2 deals in Q1 2023)



“Glasgow remains an appealing destination to investors, having seen robust interest in prime industrial investments that have recently been marketed.

Therefore, we anticipate further yield compression in the sector through 2024.”

Stuart Low Investment Partner



KEY INDUSTRIAL DEALS

Drumhead Road,
Cambuslang

£4.9m



Reflecting an
initial yield of

2.75%



**INDUSTRIAL AGENCY
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ABOUT US

Ryden is a commercial property consultancy of 150 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.



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