

EAST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q2 2019

Ryden

INDUSTRIAL TAKE UP & DEALS



147,688 (lease)
412,631 (sale)

Industrial space transacted in **sq ft**



31 deals (lease)
9 deals (sale)

TOTAL SUPPLY AND VACANCY RATE

Total supply **4.9m** sq ft

Vacancy rate **3.7%**

PRIME HEADLINE RENT

£10 (Trade Parks)

£8 (Industrial Units)

per sq ft

INVESTMENT DEALS



2 Investment
deals over
£1 million

↓ **5** deals in Q2 2018



£10.1m
Amount transacted
in deals over £1 million

↓ **40.5%** (Q2 2018)

PRIME INVESTMENT YIELD



5.75%

≡ 5.75 % on Q2 2018

KEY INVESTMENT DEAL

- Tweedbank Industrial Estate in Galashiels.
- Multi-let industrial estate totalling 115,000 sq ft.
- Sold to M7 Real Estate for £4.6m.

KEY EAST SCOTLAND INDUSTRIAL DEALS



M8 J3A, Bathgate
5 Nairn Road, Livingston
Unit F Queen Anne Drive, Newbridge

240,996 sq ft

35,540 sq ft

26,388 sq ft

Sold to Malcolm Logistics
Sold to Lothian Buses PLC
Let to R Drummond Carriers Ltd

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The total square footage of letting activity was lower than normal this quarter however the number of transactions remained consistent, supporting the view that demand in the small-medium industrial market remains strong.

There are four new industrial developments due to complete next quarter which will continue to replenish the industrial supply with much needed modern space. This should help to continue rental growth across the sector.

CAMERON WHYTE
Associate, Ryden



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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