

EAST SCOTLAND  
INDUSTRIAL PROPERTY  
FOCUS Q4 2019

# Ryden

## INDUSTRIAL TAKE UP & DEALS



**162,770** sq ft

Industrial floor space  
transacted

**↓ 34.10%**  
(Q4 2018)



**42 deals**

**↓ 20.76%**

(Q4 2018)

1 deal completed over 10,000 sq ft

## TOTAL SUPPLY AND VACANCY RATE

Total supply **4.73m** sq ft **↓ 5.96%** (Q4 2018)

Vacancy rate **4.6%** **↓ 4%** (Q4 2018)

## PRIME HEADLINE RENT

**£9.50** per sq ft

**£10** trade parks

## INDUSTRIAL INVESTMENT DEALS IN EDINBURGH



**2** Investment  
deal over  
£1 million

**=** (2 deals in Q4 2018)



**£37m**

Amount transacted  
in deals over £1 million

**↑** (£6.87m in Q4 2018)

## PRIME INVESTMENT YIELD



**5.25%**

**↓ 0.75%** (Q4 2018)

## KEY INVESTMENT DEAL

- Royal Mail Sorting Office, Cultins Road.
- Acquired by Hines Global Income Trust for c. £25.46m
- 10 years unexpired income from Royal Mail Group.

# KEY EAST SCOTLAND INDUSTRIAL DEALS



Westerton Road, East Mains  
Industrial Estate, Broxburn

9,836 sq ft

Let to APC Overnight

4A Butlerfield Industrial Estate  
Bonnyrigg

9,077 sq ft

Let to David McGuiness

Unit 6 Etna Court, Falkirk

5,389 sq ft

Let to Appeal Media

## EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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Another relatively subdued quarter for the market with Brexit impacting confidence.

Takeup this quarter was down considerably from Q4, however this was mainly due to lack of transactions over 10,000 sq ft. Despite this, supply and overall vacancy rate remain low. The total number of Q4 2019 transactions was also still relatively high due to an increased number of small to medium sized lettings.

**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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