

ABERDEEN
INDUSTRIAL PROPERTY
FOCUS Q4 2021

Ryden

INDUSTRIAL TAKE UP & DEALS



119,843 sq ft

Industrial floor space
transacted

↓ **59%** (Q4 2020)



21 deals

↓ **4%** (Q4 2020)

5 deals completed over
10,000 sq ft

TOTAL SUPPLY

Supply **3,000,000** sq ft

▬ (Q4 2020)

PRIME HEADLINE RENT

£8.75 (Workshops)

£17.75 (Offices)

£2 (Concrete Yards)

per sq ft

INVESTMENT DEALS



3

Investment
deals over
£1 million

↑ (1 deal in Q4 2020)



£15.70m

Amount transacted
in deals over £1 million

↑ (£3.325m in Q4 2020)

PRIME INVESTMENT YIELD



5.75%

↓ (6.50% in Q4 2020)

KEY INVESTMENT DEAL

→ Leasehold sale of Site 70, Kirkhill Industrial Estate as part of a portfolio to a fund managed by Kennedy Wilson.

→ Sold for an allocated price of £10,000,000.

KEY ABERDEEN INDUSTRIAL DEALS



**Crathes & Kildrummy
Buildings, Dyce**

76,146 sq ft

Lease re-gear to Aker

**Unit E1, ABZ Business Park,
Dyce**

17,248 sq ft

Let to Draeger

Unit 5, Ashley Base, Dyce

12,196 sq ft

Let DCN Diving

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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Whilst the figures don't seem to support the statement that the industrial market in Aberdeen is improving, as the oil price has risen above \$80 per barrel, the market seems to be more positive and the size of requirements appear to be increasing. Hopefully, 2022 will be a positive one, with take up levels returning to more 'normal' levels.

PAUL RICHARDSON
Partner, 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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