



INDUSTRIAL PROPERTY FOCUS

Q3 2024

Ryden


INDUSTRIAL TAKE UP & DEALS

296,830 sq ft
Industrial
space transacted

 **26%**
(Q3 2023)

INDUSTRIAL TOTAL SUPPLY

2,134,644 sq ft
Industrial stock available

 **2.4%**
(Q3 2023)

PRIME HEADLINE RENT (PER SQ FT)

£10.50
Workshop

£19.50
Office

£2.75
Yard




KEY INDUSTRIAL DEALS

Dolphin Drilling HQ, 1 Harvest Avenue	38,814 sq ft	Paradigm Flow Services
Unit 2, Aberdeen One, Crawpeel Road, Altens	28,647 sq ft	Ross Safety and Survival Ltd
Block 1, Units A-E, Hareness Circle, Altens	25,827 sq ft	XXX

31 deals

11 deals completed over
10,000 sq ft

 **11%**
(Q3 2023)

“Q3 delivered strong performance, marking the best quarter for take up for the year to date. The activity was fueled by a high volume of deals, continuing the positive trend witnessed in Q2.

Occupiers remain focused on securing the best space available, with the key requirement being for well-specified properties, with generous yard and secure yards. The supply of this type of stock is limited, which puts upward pressure on rents as we anticipate the market will absorb the restricted supply.”

Daniel Stalker Partner

INVESTMENT DEALS



£45.68m

Amount transacted in
deals over £1 million



(No deals in Q3 2023)

PRIME INVESTMENT YIELD



7.75%



(7.25% in Q3 2023)

5 deals

over £1 million



(No deals in Q3 2023)



“After a very quiet Q2,
investor demand for industrial
Property in Aberdeen during
Q3 cranked up with several
notable deals completed.

The city continues to offer
good value with double digit
yields on offer for most stock

but it was encouraging to see
the first sub 8% yields
achieved for a while with the
sale of some longer income
assets.”

Ken Shaw Partner

KEY INDUSTRIAL INVESTMENT DEAL

Hydrasun HQ,
Gateway Business
Park, Aberdeen



Acquired by
Industruct for
£4.9m, reflecting a
yield of 9.2%



**INDUSTRIAL AGENCY
AND INVESTMENT
TEAM**



**PAUL RICHARDSON
PARTNER**

paul.richardson@ryden.co.uk
07789 986 141



**DANIEL STALKER
ASSOCIATE**

daniel.stalker@ryden.co.uk
07887 751 090



**KEN SHAW
INVESTMENT PARTNER**

ken.shaw@ryden.co.uk
07836 556 768



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.



ryden.co.uk/commercial-property/aberdeen