

ABERDEEN
INDUSTRIAL PROPERTY
FOCUS Q2 2022

Ryden

INDUSTRIAL TAKE UP & DEALS



213,863 sq ft

Industrial floor space
transacted

↑ 1% (Q2 2021)



23 deals

↑ 0% (Q2 2021)

6 deals completed over
10,000 sq ft

TOTAL SUPPLY

Supply **2,850,000** sq ft

↓ 5% (Q2 2021)

PRIME HEADLINE RENT

£9 (Workshops)

£18 (Offices)

£2 (Concrete Yards)

per sq ft

INVESTMENT DEALS



6 Investment
deals over
£1 million

↑ (No deals in Q2 2021)



£39.72m

Amount transacted
in deals over £1 million

↑ (No deals in Q2 2021)

PRIME INVESTMENT YIELD



5.25%

≡ (5.25% in Q2 2021)

KEY INVESTMENT DEAL

→ Acquisition of Aberdeen Industrial Ground Rent Portfolios for £32.1m by a UK Pension Fund, reflecting a net initial yield of c. 4.75%.

KEY ABERDEEN INDUSTRIAL DEALS



**Unit 4
Kirkhill Commercial Park**
**Richard Irvin House
Hareness Road, Altens**
**Unit 7, Minto Commercial
Park, Altens**

15,364 sq ft

47,710 sq ft

23,981 sq ft

FWM Investments

ETZ Ltd

Control Valve Solutions Ltd

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The market seems to be in a more positive place due to the oil price being over \$100 per barrel. The average deal size has increased and there are a number of larger active requirements out in the marketplace. This gives us grounds for optimism for the rest of 2022 and early 2023.

The take up figures have been slightly skewed in this quarter as we are aware 162,976 sq ft has been transacted at Birchmoss Industrial Park in Echt, but as the transactions were carried out by the landlord with no agent involvement, we are unaware of the deal terms. They have therefore been excluded from the take up figures.

PAUL RICHARDSON
Partner, Ryden



ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 42 partners and 120 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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