

ABERDEEN
INDUSTRIAL PROPERTY
FOCUS Q1 2022

Ryden

INDUSTRIAL TAKE UP & DEALS



249,089 sq ft

Industrial floor space
transacted

↑ 80% (Q1 2021)



17 deals

↓ 17% (Q1 2021)

10 deals completed over
10,000 sq ft

TOTAL SUPPLY

Supply **2,900,000** sq ft

↓ 3% (Q1 2021)

PRIME HEADLINE RENT

£8.75 (Workshops)

£17.75 (Offices)

£2 (Concrete Yards)

per sq ft

INVESTMENT DEALS



4 Investment
deals over
£1 million

↑ (No deals in Q1 2021)



£34m

Amount transacted
in deals over £1 million

↑ (No deals in Q1 2021)

PRIME INVESTMENT YIELD



5.25%

↓ (6.50% in Q1 2021)

KEY INVESTMENT DEAL

→ Sale of Oceaneering Facility,
D2 Business Park, Dyce to a US
investor for c. £16,000,000.

KEY ABERDEEN INDUSTRIAL DEALS



Units 1-7 Crombie Road

50,581 sq ft

Purchased by In-site
Property Solutions

Unit 1 Burnside Drive, Dyce

30,248 sq ft

Let to Marla

**Site 60 Howe Moss
Terrace, Dyce**

22,950 sq ft

Let to Fierce Beer

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The industrial market in Aberdeen is showing signs of improving, with a number of larger transactions concluding in the first quarter of 2022.

In addition, the size of requirements in the marketplace is increasing, which gives us grounds for optimism as we move further into the year.

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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