




INDUSTRIAL PROPERTY FOCUS

Q1 2025

Ryden


INDUSTRIAL TAKE UP & DEALS

113,965 sq ft
Industrial
space transacted

 **13%**
(Q1 2024)

INDUSTRIAL TOTAL SUPPLY

3.3m sq ft
Industrial stock available

 **43%**
(Q1 2024)


PRIME HEADLINE RENT

£16.50
per sq ft



23 deals

2 deals completed over
10,000 sq ft

 **9.5%**
(Q1 2024)

KEY INDUSTRIAL DEALS

Unit 81 Capital Park, Edinburgh	17,007 sq ft	Agilico Group Ltd
Unit 4A Elizafield Industrial Estate, Bonnington, Edinburgh	8,167 sq ft	St Columba's Hospice
1A Seafield Industrial Estate, Edinburgh	5,054 sq ft	Edinburgh Carpet Warehouse

“The industrial market has experienced a good start to the year following a slow first month and a bullish final quarter of 2024. Occupational demand has remained encouraging in most locations and we expect this to be reflected in the Q2 take up figures. A number of key transactions remain in legal drafting and are due for completion over the course of the quarter.

Investor confidence in the sector remains strong and with a number of key developments now due to finish construction we feel it will continue to improve.”

Ben Dobson Associate

INVESTMENT DEALS



£2.55m

Amount transacted in
deals over £1 million



(£15m in Q1 2024)

PRIME INVESTMENT YIELD



6%

No change

(6% in Q1 2024)

1 deal

over £1 million

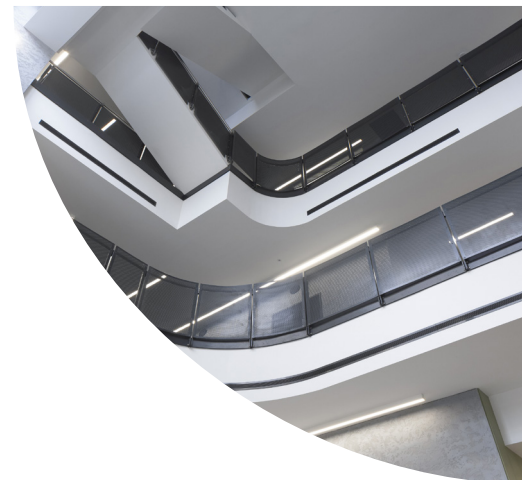


(4 deals in Q1 2024)



“A very sleepy quarter all round
with the majority of significant
activity in the city taking place
in the PBSA sector with deals
at Lower Gilmour Place and
Beaverbank Place.”

Nick Armstrong Partner



KEY INDUSTRIAL DEAL

23-27 Dunedin Street

£2.55m



Reflecting an
initial yield

5.4%



**INDUSTRIAL AGENCY
AND INVESTMENT
TEAM**



**NEIL MCALLISTER
PARTNER**

neil.mcallister@ryden.co.uk
07831 610 721



**ALAN HERRIOT
PARTNER**

alan.herriot@ryden.co.uk
07880 722 326



**CAMERON WHYTE
ASSOCIATE**

cameron.whyte@ryden.co.uk
07789 003 148



**BEN DOBSON
ASSOCIATE**

ben.dobson@ryden.co.uk
07796 649 931



**NICK ARMSTRONG
INVESTMENT PARTNER**

nick.armstrong@ryden.co.uk
07740 961 592

ABOUT US

Ryden, an independent LLP within the LSH Group of Companies, is a commercial property consultancy of 130 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

Certified



Corporation



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