

WEST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q3 2020

Ryden

INDUSTRIAL TAKE UP & DEALS



597,392 sq ft

Industrial floor space
transacted

↑1.8% (Q3 2019)



69 deals

↑32% (Q3 2019)

9 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **6.7m** sq ft **↓4.3%** (Q3 2019)

Vacancy rate **4.5%** **↑0.6%** (Q3 2019)

PRIME
HEADLINE
RENT

£9.50
per sq ft

INVESTMENT DEALS



2

Investment
deals over
£1 million

↑ (0 deals in Q3 2019)



£10.7 m

Amount transacted
in deals over £1 million

↑ (0 deals in Q3 2019)

PRIME INVESTMENT YIELD



5.5%

↓ (5.75% in Q3 2019)

KEY INVESTMENT DEAL

- St Andrews Industrial Estate, Glasgow
- 73,000 sq. ft, multi-let estate of 9 units
- Purchased by Stenprop for £5.5m, NIY 7.3%

KEY WEST SCOTLAND INDUSTRIAL DEALS



Glasgow Business Park

144,000 sq ft

Let to Amazon

**Evolution Court, Hillington Park,
Glasgow**

67,000 sq ft

Let to Douglas Laing &
Company Ltd

Treeby House, Cumbernauld

36,000 sq ft

Let to DPD UK

WEST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



ALAN GILKISON
PARTNER

alan.gilkison@ryden.co.uk
0141 270 3138



GREGOR HARVIE
PARTNER

gregor.harvie@ryden.co.uk
0141 270 3173



IAN DOUGHERTY
INVESTMENT PARTNER

ian.dougherty@ryden.co.uk
0141 270 3136



STEVEN GAY
INVESTMENT PARTNER

steven.gay@ryden.co.uk
0141 270 3135



The industrial sector has remained strong with demand across the market competing for limited amounts of available space. Rental growth continues with incentives reducing.

Limited stock in the larger size ranges will now drive forward pre-let discussions in the next 12-18 months.

GREGOR HARVIE
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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