

EAST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q4 2020

Ryden

INDUSTRIAL TAKE UP & DEALS



424,266 sq ft

Industrial floor space
transacted

↑160% (Q4 2019)



34 deals

↓20% (Q4 2019)

9 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **4.61m sq ft** **↓2.5%** (Q4 2019)

Vacancy rate **4.9%** **↑6.8%** (Q4 2019)

PRIME HEADLINE RENT

£9.50 per sq ft

£10 trade parks

EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



6

Investment
deals over
£1 million

↑ (2 deals in Q4 2019)



£39.35m

Amount transacted
in deals over £1 million

↑ (£37m in Q4 2019)

PRIME INVESTMENT YIELD



5%

↓ (5.25% in Q4 2019)

KEY INVESTMENT DEAL

- Prestonfield Park, Edinburgh
- Prime multi-let industrial estate, strong tenant line-up, WAULT c. 4 years
- Sold by Aviva and purchased by Ribston for £14.45m (4.96%)

KEY EAST SCOTLAND INDUSTRIAL DEALS



12 Dunnet Way, East Mains
Industrial Estate, Broxburn

91,804 sq ft

Sold to SHMM Properties Ltd

Grange Road, Houstoun
Industrial Estate, Livingston

65,992 sq ft

Sold to McLaren Packaging Ltd

Units 1 & 2, Queen Anne
Drive, Newbridge

21,950 sq ft

Let to The Alternative Parcels
Company Ltd

EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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Industrial supply, volume of transactions, vacancy rate and rental levels were relatively unaffected throughout 2020. Q4 did see a number of large industrial sales which is why the take up is higher than normal. The majority of transactions were between 1,500 – 5,000 sq ft, and this market remains buoyant.

CAMERON WHYTE
Associate, 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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