

WEST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q3 2022

Ryden

INDUSTRIAL TAKE UP & DEALS



297,483 sq ft

Industrial floor space
transacted

↓ **51%** (Q3 2021)



48 deals

↓ **32%** (Q3 2021)

11 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **6m** sq ft ↓ **10.3%** (Q3 2021)

Vacancy rate **4.3%** ↓ **0.2%** (Q3 2021)

PRIME HEADLINE RENT

£9.50
per sq ft

INVESTMENT DEALS



1

Investment
deals over
£1 million



(5 deals in Q3 2021)



£11m

Amount transacted
in deals over £1 million



(£32m in Q3 2021)

PRIME INVESTMENT YIELD



5%



(4.75% in Q3 2021)

KEY INVESTMENT DEAL



Acquisition of the Gist unit at Brittain Way,
Eurocentral by Custodian for 5.25%.



Unit was passing off £6.75 sq ft on a new
5 year lease with a break at 3 years.

KEY WEST SCOTLAND INDUSTRIAL DEALS



6 Deerdykes Place

35,258 sq ft

Let to Gardener's Dream Limited

8 Ashton Road, Rutherglen

34,042 sq ft

Let to The Vegan Kind

Pegasus Court, Buccleuch Avenue, Hillington

7,994 sq ft

Let to Bellezo

WEST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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Throughout the global pandemic, the West of Scotland industrial sector has remained very strong. Requirements for space cover all size ranges but there is now a shortage of available space.

Rental growth continues with incentives reducing. Limited stock in the larger size ranges are now driving forward pre-let discussions.

GREGOR HARVIE
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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