

EAST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q3 2020

Ryden

INDUSTRIAL TAKE UP & DEALS



152,360 sq ft

Industrial floor space
transacted

↓ **11%** (Q3 2019)



29 deals

↓ **9%** (Q3 2019)

3 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **4.8m** sq ft ↑ **2%** (Q3 2019)

Vacancy rate **5.3%** ↑ **0.13%** (Q3 2019)

PRIME HEADLINE RENT

£9.50 per sq ft

£10 trade parks

EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



1 Investment
deals over
£1 million

= (1 deal in Q3 2019)



£65m

Amount transacted
in deals over £1 million

↓ (2.1m in Q3 2019)

PRIME INVESTMENT YIELD



5%

↓ (5.5% in Q3 2019)

KEY INVESTMENT DEAL

- Amazon fulfilment centre, Dunfermline
- Vendor - Rasmala Real Estate. Purchaser - Knight Frank Investment Management on behalf of KB Securities (South Korean)
- Let for 11.5 years to Amazon with 5 yearly CPI rental indexation. Price/yield £65m/4.8%

KEY EAST SCOTLAND INDUSTRIAL DEALS



Oakbank Park Rd, Livingston

32,222 sq ft

Let to Valneva Scotland Ltd

6 Hutton Square, Brucefield,
Livingston

12,346 sq ft

Let to Spring Engineering
Services

Unit H Queen Anne Drive,
Newbridge

11,419 sq ft

Let to Oasis UK North Ltd

EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The industrial sector remains resilient throughout the pandemic with rents largely unaffected. Take up and number of lettings were down 10% compared to Q3 2019. Occupational demand is sporadic but remains positive.

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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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