



INDUSTRIAL PROPERTY FOCUS

Q4 2023



INDUSTRIAL TAKE UP & DEALS

38 deals

10 deals completed over 10,000 sq ft

▲ 40%

(Q4 2022)

TOTAL SUPPLY AND VACANCY RATE

2.12m sq ft

Industrial stock available

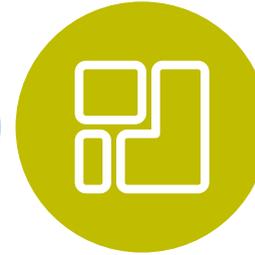
▼ 5%

(Q4 2022)

PRIME HEADLINE RENT

£15.50

per sq ft



KEY INDUSTRIAL DEALS

623,763 sq ft

Industrial space transacted

▲ 437%

(Q4 2022)

2 Houstoun Road, Houstoun Industrial Estate, Livingston	168,000 sq ft	Drummond Distribution Ltd
11, 2, 5 & 5B Earls Road, Grangemouth	136,393 sq ft	Private individual
41 Inchmuir Road, Whitehill Industrial Estate, Bathgate	80,301 sq ft	Drummond Distribution Ltd

“Large transactions over 80,000 sq ft dominated the take up this quarter and the number of deals completed was also considerably higher than last year.

The industrial market maintains a strong position with limited supply and an extremely low vacancy rate of 2.6%.

Prime headline rents are unlikely to exceed £15.50 per sq ft this year however rents in secondary locations continue to grow across the sector.”

Cameron Whyte Associate

INVESTMENT DEALS



£17.02m

Amount transacted in deals over £1 million

▲ 26%
(Q4 2022)

PRIME INVESTMENT YIELD



5.75%

▲
(5.25 in Q4 2022)

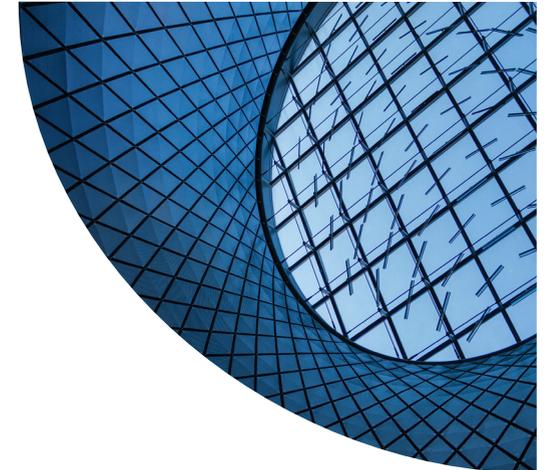
2 deals
over £1 million

▼ 50%
(Q4 2022)



“A sluggish year capped off by an encouraging Q4 with signs of improving investor sentiment, increasing transactional activity, and more deals in the offing.”

Nick Armstrong Partner



KEY INDUSTRIAL DEALS

Sale of South Gyle Trade Park to Rossco Properties

c.£14m



Reflecting an initial yield of
6.87%



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ABOUT US

Ryden is a commercial property consultancy of 150 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.



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