

WEST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q4 2020

Ryden

INDUSTRIAL TAKE UP & DEALS



297,483 sq ft

Industrial floor space
transacted

↓ **51%** (Q4 2019)



48 deals

↓ **32%** (Q4 2019)

11 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **6m** sq ft ↓ **10.3%** (Q4 2019)

Vacancy rate **4.3%** ↓ **0.2%** (Q4 2019)

PRIME
HEADLINE
RENT

£9.50
per sq ft

INVESTMENT DEALS



5

Investment
deals over
£1 million

↑ (3 deals in Q4 2019)



£70m

Amount transacted
in deals over £1 million

↑ (£20.73m in Q4 2019)

PRIME INVESTMENT YIELD



5.5%

↓ (5.75% in Q4 2019)

KEY INVESTMENT DEAL

- M8 Interlink, Coatbridge - Purchased by Northwood Investors
- Modern multi-let estate comprises around 300,000 sq. ft spread across 20 units. The price was circa £25m, NIY c. 5.5%.
- Sold by Aberdeen Standard Investments.

KEY WEST SCOTLAND INDUSTRIAL DEALS



6 Deerdykes Place, Cumbernauld

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

Sold to Bellezo

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



Throughout the current 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 stock.

Rental growth continues with incentives greatly reduced. Limited availability in the larger size ranges is now driving forward pre-let discussions.

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.

ryden.co.uk/commercial-property/glasgow

