



INDUSTRIAL PROPERTY FOCUS

Q2 2025

Ryden

INDUSTRIAL TAKE UP & DEALS

222,765 sq ft

Industrial
space transacted

▲ 24%
(Q2 2024)

INDUSTRIAL TOTAL SUPPLY

1.8m sq ft
Industrial stock available

▼ 29%
(Q2 2024)

PRIME HEADLINE RENT (PER SQ FT)

£10.50
Workshop

£19.50
Office

£2.75
Yard



KEY INDUSTRIAL DEALS

Wallace Building, Badentoy Avenue	67,376 sq ft	Odfjell Technology (UK) Ltd
Broadfold Road, Bridge of Don	41,383 sq ft	LCM Properties
Badentoy Crescent, Portlethen	13,819 sq ft	Saltire Energy

28 deals

6 deals completed over
10,000 sq ft

▼ 18%
(Q2 2024)

“The industrial market remains strong for standalone units ranging from 10,000 to 20,000 sq ft. Occupiers continue to gravitate towards good quality stock; however, supply levels are becoming increasingly constrained.

Demand for terraced steel units has improved with the number of occupier requirements increasing. That said, there remains a plentiful supply of properties of this nature so landlords are having to offer competitive terms.”

Paul Richardson Partner

INVESTMENT DEALS



£44.4m

Amount transacted in deals over £1 million



(No deals in Q2 2024)

PRIME INVESTMENT YIELD



7.75%



(8.25% in Q2 2024)

5 deals

over £1 million



(No deals in Q2 2024)



“There was a good level of investment activity in Q2 in Aberdeen, particularly in the industrial sector where transaction volume more than doubled compared to Q1.

There was a mixed selection of buyers, although French funds were the most acquisitive.”

Ken Shaw Investment Partner

KEY INDUSTRIAL INVESTMENT DEAL

Altens Ground Lease Portfolio

£15.9m



Reflecting an initial yield

7.46%



INDUSTRIAL AGENCY AND INVESTMENT TEAM



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ABOUT US

Ryden, an independent LLP within the LSH Group of Companies, is a commercial property consultancy of 130 people operating across the UK with offices in Edinburgh, Glasgow and Aberdeen.

Certified



Corporation



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