

WEST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q3 2021

Ryden

INDUSTRIAL TAKE UP & DEALS



298,371 sq ft

Industrial floor space
transacted

↓50% (Q3 2020)



66 deals

↓4% (Q3 2020)

6 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **4.7m** sq ft **↓30%** (Q3 2020)

Vacancy rate **3.4%** **↓23%** (Q3 2020)

PRIME
HEADLINE
RENT

£11
per sq ft

INVESTMENT DEALS



5

Investment
deals over
£1 million



(2 deals in Q3 2020)



£32m

Amount transacted
in deals over £1 million



(£10.7m in Q3 2020)

PRIME INVESTMENT YIELD



4.75%

KEY INVESTMENT DEAL



Sale of two logistics units at Eurocentral
to ARA Dunedin for £12.25m



Reflecting an initial yield of 4.49%

KEY WEST SCOTLAND INDUSTRIAL DEALS



**7 Drum Mains Park,
Cumbernauld**

51,138 sq ft

Let to Skyrora

**70 Johnstone Avenue,
Hillington Park**

14,359 sq ft

Sold to GHSL Ltd

WEST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The industrial sector continues to perform well. Supply is limited across all size ranges with demand strong.

Many transactions are happening off market now with tenants expanding within existing estates.

Rents are now moving to double digit figures with reduced incentives.

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.

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