

ABERDEEN
INDUSTRIAL PROPERTY
FOCUS Q2 2019

Ryden

INDUSTRIAL TAKE UP & DEALS



101,705 sq ft

Industrial floor space
transacted

↓ 41% (Q2 2018)



20 deals

2 deals completed over
10,000 sq ft

↓ 13% (Q2 2018)

TOTAL SUPPLY

Total supply **2.7m** sq ft

↑ 27% (Q2 2018)

PRIME HEADLINE RENT

£9 (Workshops)

£18 (Office)

£2 (Yard)

per sq ft

INVESTMENT DEALS



1 Investment
deal over
£1 million

↓ 75% (Q2 2018)



£8.03m

Amount transacted
in deals over £1 million

↑ 81% (Q2 2018)

PRIME INVESTMENT YIELD



7%

= 7% on Q2 2018

KEY INVESTMENT DEAL

- Murcar Industrial Estate, Aberdeen
- 125,000 sq ft multi-let industrial estate.
- Purchased by Warehouse REIT for £8.03m

KEY ABERDEEN INDUSTRIAL DEALS



7a, ABZ Business Park, Dyce

20,645 sq ft

Let to Ethos Energy

Unit 3, ABZ Business Park

19,016 sq ft

Sold to GSS Developments

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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It remains a difficult market although there does appear to be a more positive sentiment from the oil and gas occupiers, so hopefully conditions will improve in forthcoming months.



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Despite the low number of transactions in Q2, we have noted an increase in investor interest in the city.

KEN SHAW
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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