WEST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q3 2019

INDUSTRIAL TAKE UP & DEALS

- **586,557 sq ft**
  - Industrial floor space transacted
  - **↑40%** (Q3 2018)

- **52 deals**
  - 9 deals completed over 10,000 sq ft
  - **↓34%** (Q3 2018)

TOTAL SUPPLY AND VACANCY RATE

- **Total supply 7m sq ft**
- **Vacancy rate 3.9%**

- **Prime Headline Rent**
  - £9.50 per sq ft

PRIME INVESTMENT YIELD

- **5.75%**
  - **↑5.5%** in Q3 2018

INVESTMENT DEALS

- **0 investment deals over £1 million**
  - **↓3** deals in Q3 2018

- **0 amount transacted in deals over £1 million**
  - **£53m** in Q3 2018

KEY INVESTMENT DEAL

- No deals recorded in Q3 2019.
- However strong latent demand and a number of deals anticipated in Q4 2019.
KEY WEST SCOTLAND INDUSTRIAL DEALS

Plot 4, Clyde Gateway East, Glasgow 50,000 sq ft Pre let to DHL
Unit 201 Clyde Gateway East, Glasgow 27,448 sq ft Let to Torishima

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There remains a shortage of stock across all size ranges. Many estates are fully occupied with rents continuing to rise.

The larger end of the market is very active considering the political background. A couple of positive pre-let transactions have been announced with a few other larger deals currently in legals. The development pipeline is still limited with a number of unsatisfied requirements still in the market.

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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