WEST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q4 2019

INDUSTRIAL TAKE UP & DEALS

296,719 sq ft
Industrial floor space transacted
↓ 60% (Q4 2018)

48 deals
↓ 42% (Q4 2018)
11 deals completed over 10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply 6.5m sq ft ↓ 0.3% (Q4 2018)
Vacancy rate 3.8%

PRIME HEADLINE RENT

£9.50 per sq ft

INVESTMENT DEALS

3 Investment deals over £1 million
0 deals in Q4 2018

£20.73m Amount transacted in deals over £1 million
0 in Q4 2018

PRIME INVESTMENT YIELD

5.75%
↑ 0.25% in Q4 2018

KEY INVESTMENT DEAL

Brewdog, Eurocentral - Prime Distribution unit of 129,183 sq ft let to Brewdog Plc for 20 years. RPI linked rent reviews every 5 years.

Sold by Brewdog on a sale and leaseback to CBRE Global Investors for £15m, NIY 5.04%
The shortage of stock across all size ranges continues in the West of Scotland. Many occupiers are now being forced to extend existing lease obligations at significant rental increases, with landlords giving away limited incentives.

Some pre let transactions have been announced to the market reporting some significant new rental figures which are very encouraging.