

WEST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q4 2019

Ryden

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%

KEY WEST SCOTLAND INDUSTRIAL DEALS



**Unit 606, Clyde Gateway East,
Glasgow**

49,900 sq ft

Let to Network Rail

**Building 2, 100 Inchinnan Road,
Bellshill**

33,359 sq ft

Let to Tradebe UK

**Unit 605, Clyde Gateway East,
Glasgow**

13,770 sq ft

Let to Eden Mill Distillery

WEST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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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.

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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