WEST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q2 2019

INDUSTRIAL TAKE UP & DEALS

Office floor space transacted 935,039 sq ft

↑ 10% (Q2 2018)

75 deals

21 deals completed over 10,000 sq ft

↓ 23%

TOTAL SUPPLY AND VACANCY RATE

Total supply 3.9m sq ft

↓ 38% (Q2 2018)

Vacancy rate 4%

↓ 1.8% (Q2 2018)

PRIME HEADLINE RENT

£9.50 per sq ft

INVESTMENT DEALS

1 Investment deal over £1 million

↓ 80% (Q2 2018)

£3.8m

Amount transacted in deals over £1 million

↓ 91% (Q2 2018)

PRIME INVESTMENT YIELD

5.75%

= 5.75% on Q2 2018

KEY INVESTMENT DEAL

→ Broadmeadow Industrial Estate, Dumbarton

→ 77,188 sq ft multi-let estate, let to a mix of national and local covenants.

→ Purchased by Caisson for £3.8m, NIY 8.5%
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.

ryden.co.uk/commercial-property/glasgow

Key West Scotland Industrial Deals

Pre Let - Unit 1, Westway Park, Renfrew
100 Borron Street, Glasgow

130,000 sq ft
Let to J W Filshill

18,379 sq ft
Let to The Loading Bay

West Scotland Industrial Agency and Investment Team

Alan Gilkison
Partner
alan.gilkison@ryden.co.uk
0141 270 3138

Gregor Harvie
Partner
gregor.harvie@ryden.co.uk
0141 270 3173

Ian Dougherty
Investment Partner
ian.dougherty@ryden.co.uk
0141 270 3136

Steven Gay
Investment Partner
steven.gay@ryden.co.uk
0141 270 3135

There continues to be a shortage of existing stock across all size ranges as estates become fully occupied. New build units that are available or currently under construction are attracting a healthy number of active enquiries.

Many occupiers are wanting to purchase premises but continue to struggle to find suitable options. Rent continue to rise with incentives reducing further.

Gregor Harvie
Partner, Ryden