

WEST SCOTLAND  
INDUSTRIAL PROPERTY  
FOCUS Q2 2019

# Ryden

## INDUSTRIAL TAKE UP & DEALS



**935,039** sq ft

Office floor space transacted

**↑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%

## KEY WEST SCOTLAND INDUSTRIAL DEALS



**Pre Let - Unit 1, Westway  
Park, Renfrew**

**100 Borron Street,  
Glasgow**

130,000 sq ft

18,379 sq ft

Let to J W Filshill

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



## 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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