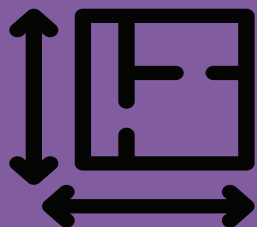


#### INDUSTRIAL TAKE UP & DEALS



511,640

Industrial floor space transacted in sq ft

↓ 12% (Q1 2017)



76 deals

13 deals completed over 10,000 sq ft

↓ 14% (Q1 2017)

#### TOTAL SUPPLY & VACANCY RATE

Total Supply 4,549,885 sq ft

Vacancy rate 4.8%

↓ 1.3 % (Q1 2017)

#### PRIME HEADLINE RENT

£ per sq ft



TRADE PARKS  
£9.50



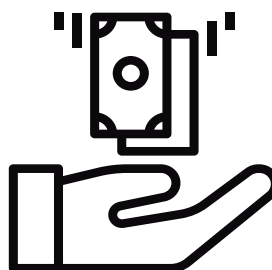
INDUSTRIAL UNITS  
£8

#### INVESTMENT DEALS



1

Investment deals over £1m  
(1 in Q1 2017)



£1.3m

Amount transacted in deals over £1m

↓ 55% (Q1 2017)

#### PRIME INVESTMENT YIELD

6.25%

No change on Q1 2017

#### KEY INVESTMENT DEAL



55 & 57 Fishwives Causeway

16,470 sq ft

Purchased by Buccleuch Property for c.£1.3m (7%)

# KEY EAST SCOTLAND INDUSTRIAL DEALS



2 Bertha Park View,  
Inveralmond Estate, Perth

39,036 sq ft

Let to Yodel Delivery Network

Unit 11, 12, 13 Inchwood Park, Bathgate

7,178 sq ft

Let to Howdens

Block C, Prestonfield Park,  
Edinburgh

6,099 sq ft

Let Richmond Plumbing &  
Heating Merchants

*"The industrial market specifically within prime well-established locations for units below 10,000 sqft remains robust, underpinned by strong rental growth, diminishing availability and continued take-up. Headline rents are at an all time high and are expected to continue to grow within the first half of 2018. The fundamental lack of available modern*

*accommodation has led to a number of landlords/developers embarking on speculative schemes which are envisaged to complete mid to late 2018. In addition to benefit from the prime headline rents given the low vacancy rates, landlords are embarking on extensive upgrading of additional accommodation."*

**Alan Herriot, Partner, Ryden**

## EAST SCOTLAND INDUSTRIAL AGENCY TEAM



**Neil McAllister**

Partner

[neil.mcallister@ryden.co.uk](mailto:neil.mcallister@ryden.co.uk)

0131 473 3212



**Alan Herriot**

Partner

[alan.herriot@ryden.co.uk](mailto:alan.herriot@ryden.co.uk)

0131 473 3382



**Cameron Whyte**

Senior Surveyor

[cameron.whyte@ryden.co.uk](mailto:cameron.whyte@ryden.co.uk)

0131 473 3230



**Finlay Miller**

Surveyor

[finlay.miller@ryden.co.uk](mailto:finlay.miller@ryden.co.uk)

0131 473 3210

## ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 38 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

[www.ryden.co.uk/commercial-property/edinburgh](http://www.ryden.co.uk/commercial-property/edinburgh)

Follow us on    YouTube