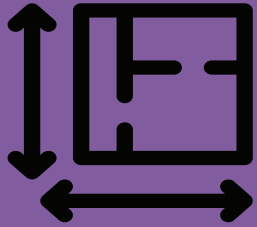


Ryden

Industrial Property Focus Q2 2018

East Scotland

INDUSTRIAL TAKE UP & DEALS



264,810 (sales)

215,668 (leases)

Industrial floor space transacted in sq ft



9 (sales)

38 (leases)

13 deals completed over 10,000 sq ft

TOTAL SUPPLY & VACANCY RATE

Total Supply **4,700,211** sq ft

Vacancy rate **5.9%**

PRIME HEADLINE RENT

£ per sq ft



TRADE
PARKS
£9.50



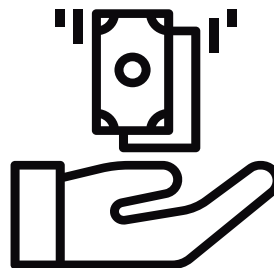
INDUSTRIAL
UNITS
£8

INVESTMENT DEALS



5

Investment deals over £1m



£17m

Amount transacted in deals over £1m

PRIME INVESTMENT YIELD

5.75%

↓ **0.25%** (Q2 2017)

KEY INVESTMENT DEAL



Units 1, 2, & 3 Starlaw Park, Livingston

Purchased by Kames Capital UK Active Property Trust II. Price of £9.3M equates to an initial yield of 7.22%. WAULT c.10 years.

Let to Alcatel-Lucent UK Ltd, CFH Docmail Ltd and Young's Seafood Ltd.

KEY EAST SCOTLAND INDUSTRIAL DEALS



Block A Units 1 & 2, Clifton
Trading Estate

22,119 sq ft

Let Restore Datashred

Block 1 Tweedbank Industrial Estate,
Galashiels

14,187 sq ft

Let to Mossburn Distillers

South Gyle Crescent, Edinburgh

13,132 sq ft

Let to Valtti Specialist Coatings Ltd

"The general lack of available modern accommodation continues to be a major factor in rental growth across the prime industrial locations. In addition, the lack of suitable availability within the key areas has led to many secondary locations benefiting from the supply shortage."

Notably however only one leasehold transaction over 25,000 sqft concluded in Q2, although this is perhaps due to a lack of suitable accommodation as opposed to the lack of requirements."

Alan Herriot, Partner, Ryden

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ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 42 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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