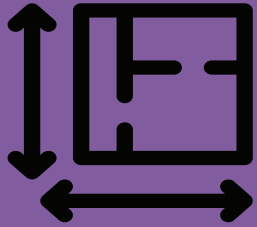


INDUSTRIAL TAKE UP & DEALS



293,116 (lettings)

210,000 (sales)

Industrial floor space transacted
in **sq ft**



46 (lettings)

12 (sales)

8 deals completed over
10,000 sq ft

TOTAL SUPPLY & VACANCY RATE

Total Supply **55,182,766 sq ft**

Vacancy rate **5.6%**

PRIME HEADLINE RENT

£ per sq ft



TRADE
PARKS
£9.50



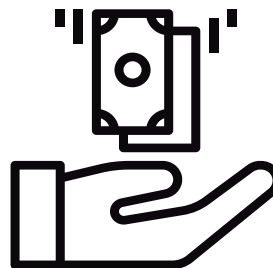
INDUSTRIAL
UNITS
£8

INVESTMENT DEALS



2

Investment deals over £1m



£11.5m

Amount transacted in deals
over £1m

PRIME INVESTMENT YIELD

6%

↓ **0.25%** (Q3 2017)

KEY INVESTMENT DEAL (EDINBURGH)



Tallents House, South Gyle, Edinburgh

Single-let office / warehouse facility
sold to Ambassador Group for £7375m
(8.14%)

KEY EAST SCOTLAND INDUSTRIAL DEALS



2 Fraser Road, Kirkton Campus,
Livingston

53,268 sq ft

Let to Nampak Plastics
Europe Ltd

23 South Gyle Crescent, Edinburgh

47,744 sq ft

Let to DFS

2 Rennie Square , Brucefield
Industry Park, Livingston

37,238 sq ft

Let to Diet Chef

"Despite the vast majority of available accommodation dated pre-1980s, vacancy rates continue to fall. The occupier demand continues to be driven in the majority for buildings below 10,000 sq ft specifically for accommodation within well located and modern Industrial Estates.

More specifically within Edinburgh, available accommodation is now at an all time low, with vacancy rates of only 3.4%. This acute shortage of space has prompted a number of speculative developments planned for 2019. In addition, due to the restricted supply, landlords are aiming to take advantage of the situation by embarking on extensive refurbishment and sub-division of older accommodation."

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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