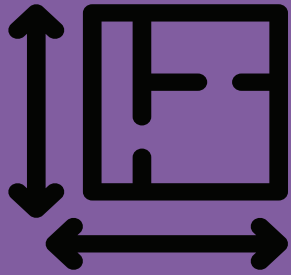


# Ryden

## Industrial Property Focus Q1 2018

### West Scotland

#### INDUSTRIAL TAKE UP & DEALS



321,776

Industrial floor space transacted in sq ft



72 deals

6 deals completed over 10,000 sq ft

#### TOTAL SUPPLY & VACANCY RATE

Supply 5,535,839 sq ft ↓ 22 % (Q1 2017)

Vacancy rate 5.8% ↓ 1.3 % (Q1 2017)

#### PRIME HEADLINE RENT



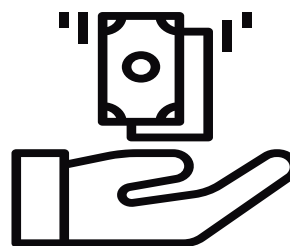
£8.50  
per sq ft

#### INVESTMENT DEALS



1

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



£40m

Amount transacted in deals over £1m

↑ 5% (Q1 2017)

#### PRIME INVESTMENT YIELD

5.75%

↓ 0.75% on Q1 2017

#### KEY INVESTMENT DEAL



Westway, Renfrew

162,395 sq ft self contained industrial park over 135 acres

Purchased by Canmoor for £40m (c.8.9%)

# KEY WEST SCOTLAND INDUSTRIAL DEALS



Unit 3 Rutherglen Links	13,000 sq ft	Let to Transcanda Turbines
Glasgow Business Park	26 acres	Sold to Muirs
2-6 Earl Haig Road, Hillington	15,091 sq ft	Let to Elite Bedding

*"The Greater Glasgow industrial market has strengthened over the last 24 months and currently has low levels of available supply and a limited development pipeline.*

*Rents are rising across the market and further growth is expected as a pre-let market becomes more common. £7.50 - 8.50 per sq ft is established as the standard rent."*

**Alan Gilkison, Partner, Ryden**

## WEST SCOTLAND INDUSTRIAL AGENCY TEAM



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## 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/glasgow](http://www.ryden.co.uk/commercial-property/glasgow)

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