**Industrial Property Focus Q1 2019**

**West Scotland**

**INDUSTRIAL TAKE UP & DEALS**
- 519,528 sq ft
  - Industrial floor space transacted
  - **54%** (Q1 2018)
- 60 deals
  - 17 deals completed over 10,000 sq ft
  - **46%** (Q1 2018)

**TOTAL SUPPLY & VACANCY RATE**
- Total supply: 4.5m sq ft
  - **19%** (Q1 2018)
- Vacancy rate: 4.6%
  - **1.2%** (Q1 2018)

**PRIME HEADLINE RENT**
- £9.50 per sq ft

**INVESTMENT DEALS**
- 2
  - Investment deals over £1m
  - **2** in Q1 2018
- £14.1m
  - Amount transacted in deals over £1m
  - **66%** on Q1 2018

**PRIME INVESTMENT YIELD**
- 5.75%
  - **5.75%** on Q1 2018

**KEY INVESTMENT DEAL**
- Aircargo Centre, Glasgow Airport
  - 149,461 sq ft multi-let estate of 9 units.
  - WALT of 4 years.
  - Purchased by Warehouse REIT for £11.1m, NIY 6.7%. Sold by Aberdeen Standard Life.
“Available supply continues to fall but take up is slowing due to a lack of suitable units. A good proportion of the remaining supply requires refurbishment and with investment, the letting prospects are good.

There has been a distinct rise in pre-let interest with positive discussions progressing at several locations. Announcements expected over the next few months.”

Alan Gilkison, Partner, Ryden

KEY WEST SCOTLAND INDUSTRIAL DEALS

3 South Street, Inchinnan Business Park
202 Evolution, Mossland Road, Hillington
Unit 10 Anniesland Business Park, Glasgow

19,500 sq ft Let to Vascutek
17,728 sq ft Let to OSL
12,500 sq ft Let to Thombridge Sawmills

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ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 44 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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