

#### 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. WAULT of 4 years.

Purchased by Warehouse REIT for £11.1m, NIY 6.7%. Sold by Aberdeen Standard Life.

# KEY WEST SCOTLAND INDUSTRIAL DEALS



3 South Street, Inchinnan  
Business Park

19,500 sq ft

Let to Vascutek

202 Evolution, Mossland Road,  
Hillington

17,728 sq ft

Let to OSL

Unit 10 Anniesland Business Park,  
Glasgow

12,500 sq ft

Let to Thornbridge Sawmills

*"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**

## WEST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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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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