

ABERDEEN
INDUSTRIAL PROPERTY
FOCUS Q2 2021

Ryden

INDUSTRIAL TAKE UP & DEALS



212,394 sq ft

Industrial floor space
transacted

↑ 98% (Q2 2020)



23 deals

↑ 106% (Q2 2020)

6 deals completed over
10,000 sq ft

TOTAL SUPPLY

Supply **3,000,000** sq ft

↑ 4% (Q2 2020)

PRIME HEADLINE RENT

£9 (Workshops)

£18 (Offices)

£2 (Concrete Yards)

per sq ft

INVESTMENT DEALS



4

Investment
deals over
£1 million

↑ (No deals in Q2 2020)



£33.54m

Amount transacted
in deals over £1 million

↑ (No deals in Q2 2020)

PRIME INVESTMENT YIELD



6.25%

= (6.25% in Q2 2020)

KEY INVESTMENT DEAL

- BP Warehouse, D2 Business Park, Dyce, Aberdeen
- Acquired by Kennedy Wilson for £18.5m, reflecting a net initial yield of 7.6%.

KEY ABERDEEN INDUSTRIAL DEALS



**Controls Building,
Badentoy Road**

36,624 sq ft

Let to Coretrax

Unit B, Badentoy Avenue

9,133 sq ft

Let to OEM Group

Woodsie Road, Bridge of Don

35,037 sq ft

Let to Vallourec Oil & Gas

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The market certainly seems to be improving and with the increase in oil price in recent months it gives us grounds for optimism.



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The number of deals concluding is rising although the average deal size is probably lower than in previous years. Hopefully this will change moving forward.



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PAUL RICHARDSON
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ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 44 partners and 120 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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