



INDUSTRIAL PROPERTY FOCUS Q1 2023

Ryden

INDUSTRIAL TAKE UP & DEALS



16 deals

5 deals completed over
10,000 sq ft

▼ **6%**

(Q1 2022)

TOTAL SUPPLY AND VACANCY RATE



2.8m sq ft
total supply

▼ **3%**

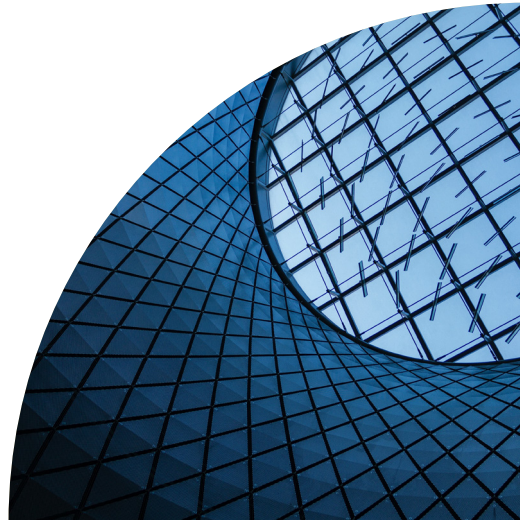
(Q1 2022)

128,788 sq ft

Industrial floor
space transacted

▼ **58%**

(Q1 2022)



PRIME HEADLINE RENT

£9
per sq ft
Workshops

£18
per sq ft
Offices

£2
per sq ft
Concrete yards

ABERDEEN INVESTMENT DEALS



£7.4m

Amount transacted in deals over £1 million

▼ **78%**
(Q1 2022)

PRIME INVESTMENT YIELD



6.25%

▲
(5.25% in Q1 2022)

2 deals

over £1 million

▼ **50%**
(Q1 2022)



KEY INVESTMENT DEALS

Sale of Braehead Centre, Altens Industrial Estate to a private investor for

£2m

Reflecting an initial yield of

8%

“It has been a disappointing quarter from a take up statistics perspective. However, there are a number of substantial deals ‘under offer’ and requirements in the market seem to be improving. The uncertain political landscape certainly isn’t assisting matters.”

Paul Richardson Partner

ABERDEEN KEY

INDUSTRIAL

DEALS



Units 2 & 3, Howe Moss Drive, Dyce	22,679 sq ft	Metrol Technology Ltd
Unit 1 A/B, Dyce Industrial Park, Dyce	20,185 sq ft	TIS Manufacturing Ltd
GPC House, Mugiemooss Road, Aberdeen	11,263 sq ft	GAP Group Ltd

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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ABOUT RYDEN

Ryden is a commercial property consultancy of 150 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.



ryden.co.uk/commercial-property/aberdeen