

ABERDEEN
INDUSTRIAL PROPERTY
FOCUS Q3 2022

Ryden

INDUSTRIAL TAKE UP & DEALS



253,796 sq ft

Industrial floor space
transacted

↑ 38% (Q3 2021)



31 deals

↑ 17% (Q3 2021)

10 deals completed over
10,000 sq ft

TOTAL SUPPLY

Supply **2,900,000** sq ft

↓ 4% (Q3 2021)

PRIME HEADLINE RENT

£9 (Workshops)

£18 (Offices)

£2 (Concrete Yards)

per sq ft

INVESTMENT DEALS



2 Investment
deals over
£1 million

↓ (3 deals in Q3 2021)



£5.9m

Amount transacted
in deals over £1 million

↓ (£15.56 in Q3 2021)

PRIME INVESTMENT YIELD



6.25%

↑ (6% in Q3 2021)

KEY INVESTMENT DEAL



Sale of Hydrasun Unit, Aberdeen
Gateway.



Sold to private investor for £1.9m,
reflecting a net initial yield of 6.9%

KEY ABERDEEN INDUSTRIAL DEALS



Unit 2 Lawson Drive, Dyce

28,222 sq ft

Let to G&A Barnie Group

The Hub, Craigshaw Crescent, Tullos

28,029 sq ft

Let to Ford

Unit 4 Kingshill Commercial Park, Westhill

15,510 sq ft

Let to Dron & Dickson

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The market is showing signs of improving, with the number of deals transacting over 10,000 sq ft increasing significantly.



DANIEL STALKER
SENIOR SURVEYOR

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Occupiers still appear to be gravitating towards the good quality stock, and at present, there appears to be a lack of larger new build properties available in the market.



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ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 42 partners and 120 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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