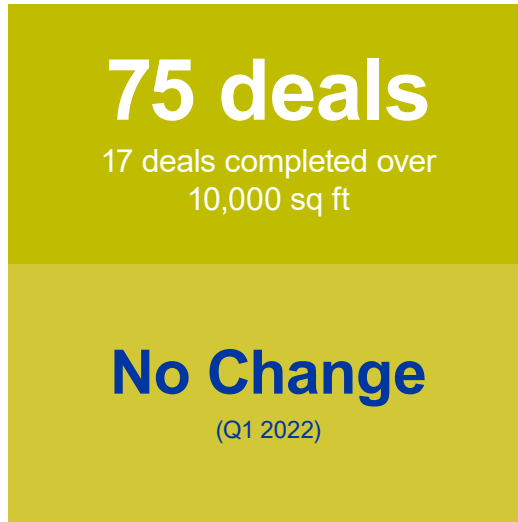




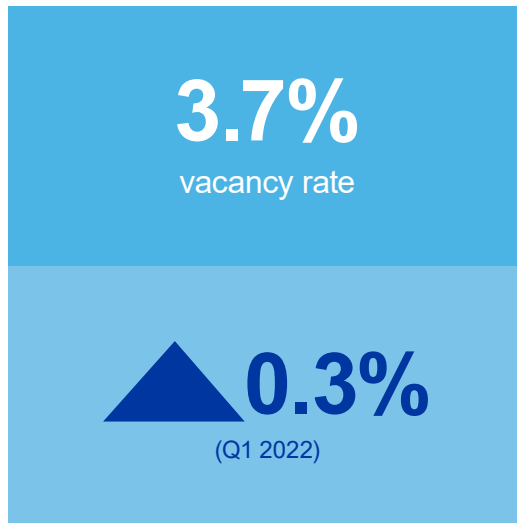
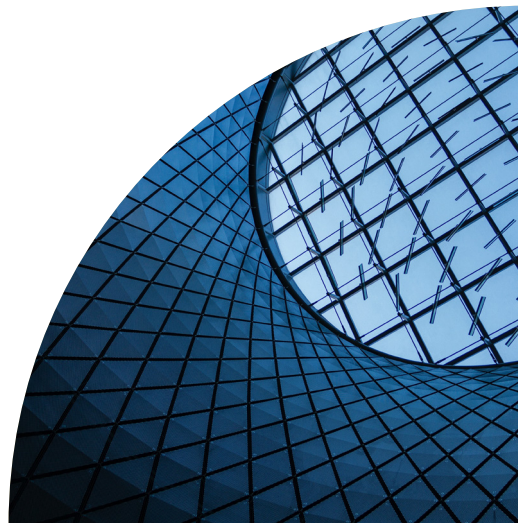
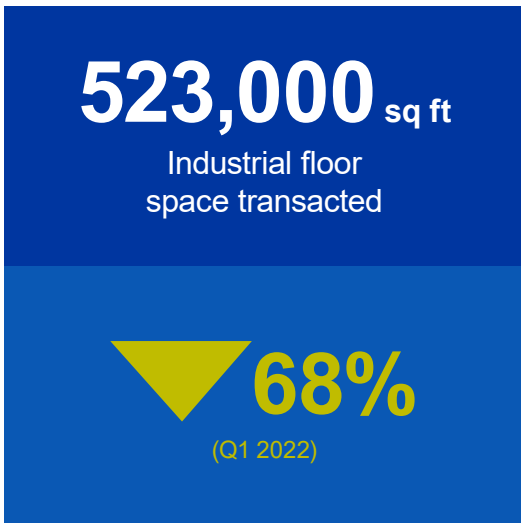
INDUSTRIAL PROPERTY FOCUS Q1 2023

Ryden

INDUSTRIAL TAKE UP & DEALS



TOTAL SUPPLY AND VACANCY RATE



**WEST
SCOTLAND
INVESTMENT
DEALS**



£27.715m

Amount transacted in deals over £1 million

▼ 78%

(Q1 2022)

**PRIME
INVESTMENT
YIELD**



5.5%

▲
(4.25% in Q1 2022)

2 deals

over £1 million

▼ 50%

(Q1 2022)



**KEY
INVESTMENT
DEALS**

Sale of GXO unit at Eurocentral to Citivale for

£23.2m

Reflecting an initial yield of

7.58%

“A low vacancy level at 3.7% is now driving rental growth further, with incentives reduced. There is little speculative development at the moment due to increasing build costs. Deal activity has dropped but mainly due to availability of stock in the West Scotland market.”

Gregor Harvie Partner

KEY

INDUSTRIAL

DEALS



2C Mid Road, Blairlinn Industrial Estate	14,000 sq ft	EJ Propco Ltd
UNIT B Belgrave Logistics Park	20,000 sq ft	RES Group
7 Deerdykes Road, Cumbernauld	21,500 sq ft	Ovec Systems Ltd

WEST SCOTLAND

INDUSTRIAL

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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/glasgow