



INDUSTRIAL PROPERTY FOCUS Q2 2023

Ryden

INDUSTRIAL TAKE UP & DEALS



23 deals
6 deals completed over
10,000 sq ft

No change
(Q2 2022)

TOTAL SUPPLY

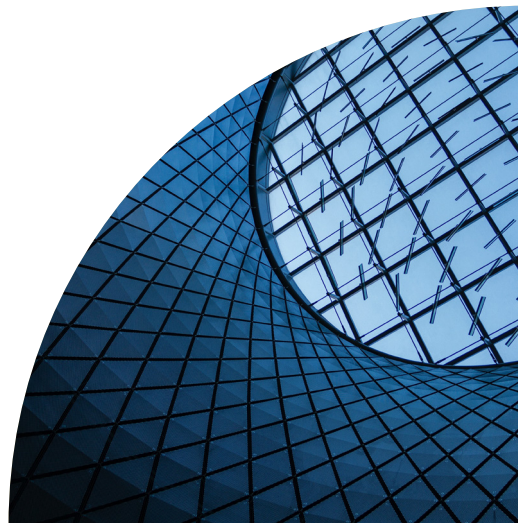


2.7m sq ft
total supply

7%
(Q2 2022)

169,743 sq ft
Industrial floor
space transacted

1%
(Q2 2022)



**PRIME
HEADLINE
RENT**

£9
per sq ft
Workshops

£18
per sq ft
Offices

£2
per sq ft
Concrete yards

ABERDEEN INVESTMENT DEALS



£10m

Amount transacted in deals over £1 million

▼ **75%**
(Q2 2022)

PRIME INVESTMENT YIELD



6.50%

▲
(5.25% in Q2 2022)

3 deals

over £1 million

▼ **50%**
(Q2 2022)



“Occupiers are gravitating towards the good quality stock that benefits from craneage and secure yards.

Stock levels of buildings in excess of 10,000 sq ft are low but high construction costs and the long term lease commitments required from occupiers are preventing developers from pressing ahead with speculative development.

Demand for smaller terraced sheds is slow but hopefully this will improve in forthcoming months.”

Paul Richardson Partner

KEY INVESTMENT DEALS

Acquisition of Aker Facility, Howe Moss Avenue, Kirkhill, Aberdeen for

£6.96m

Reflecting an initial yield of

9.65%

ABERDEEN KEY

INDUSTRIAL

DEALS



Former 'Chubb' House, Badentoy	21,169 sq ft	Archer Wellheads Ltd
Unit 1, Hareness Road, Altens	21,005 sq ft	L&I Eaton Ltd
Wellshead Terrace, Dyce	22,770 sq ft	RMS Pumptools Ltd

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



PAUL RICHARDSON
PARTNER
paul.richardson@ryden.co.uk
01224 569 674



DANIEL STALKER
ASSOCIATE
daniel.stalker@ryden.co.uk
01224 569 680



KEN SHAW
INVESTMENT PARTNER
ken.shaw@ryden.co.uk
01224 569 664



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.



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