

#### INDUSTRIAL TAKE UP & DEALS



**151,898** (lease)

**95,100** (sales)

Industrial floor space transacted in **sq ft**



**46** deals (lease)

**3 letting deals** completed over 10,000 sq ft

**7** deals (sales)

#### TOTAL SUPPLY & VACANCY RATE

Total supply **55,419,316** sq ft

Vacancy rate **5.14%**

#### PRIME HEADLINE RENT



**£9.50** TRADE PARKS

**£8** INDUSTRIAL UNITS

per sq ft

#### INVESTMENT DEALS IN EDINBURGH



**2**

Investment deals over £1m

↓ **50%** on Q4 2017



**£6.87m**

Amount transacted in deals over £1m

↓ **23%** on Q4 2017

#### PRIME INVESTMENT YIELD

**6%**

↓ **0.25%** on Q4 2017

#### KEY INVESTMENT DEAL



7 Bankhead Medway, Sighthill Industrial Estate.

Single-let data centre acquired by Cygnet Properties.

# KEY EAST SCOTLAND INDUSTRIAL DEALS



19 - 23 Belleknowes Industrial Estate, Inverkeithing	37,857 sq ft	Sold to Drumcarron
Unit 3 Edinburgh Distribution Park, Newbridge	23,098 sq ft	Let to LRT
Unit 8A Fort Kinnaird Trade Park, Edinburgh	5,000 sq ft	Let to Screwfix

*"The ongoing uncertainty over Brexit seems to be having little to no impact on the industrial sector within a certain size bracket (below 10,000 sq ft).*

*However, slightly contradictory, there were no reported lettings above 30,000 sq ft in East Central Scotland in Q4 despite there being suitable availability.*

*Continued steady take-up with limited new pipeline development has seen vacancy rates reach an all time low of 5.1% (2,852,000 sq ft)."*

**Alan Herriot, Partner, Ryden**

## EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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## ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 43 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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