

ABERDEEN
INDUSTRIAL PROPERTY
FOCUS Q3 2021

Ryden

INDUSTRIAL TAKE UP & DEALS



171,988 sq ft

Industrial floor space
transacted

↓ **15%** (Q3 2020)



26 deals

↑ **31%** (Q3 2020)

6 deals completed over
10,000 sq ft

TOTAL SUPPLY

Supply **3,000,000** sq ft

↑ **3%** (Q3 2020)

PRIME HEADLINE RENT

£8.50 (Workshops)

£17.50 (Offices)

£1.75 (Concrete Yards)

per sq ft

INVESTMENT DEALS



3

Investment
deals over
£1 million

↑ (2 deals in Q3 2020)



£15.56m

Amount transacted
in deals over £1 million

↑ (£6.7m in Q3 2020)

PRIME INVESTMENT YIELD



6.0%

↓ (6.5% in Q3 2020)

KEY INVESTMENT DEAL

- Sale of DPD logistics warehouse at Badentoy North to a fund managed by abrdn.
- Sold as part of a £20.20m package of two properties. The allocated price was c.£10m, reflecting a net initial yield of 4.46%.

KEY ABERDEEN INDUSTRIAL DEALS



Building 4, Wellington Circle, Altens

21,130 sq ft

Let to 2T HQ Limited

Rowan House, Peterseat Park, Altens

20,604 sq ft

Let to The Real Mackay

Units 1-4, Minto Drive, Altens

16,141 sq ft

Let to Grampian Continental Ltd

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The market remains challenging at present but the number of active requirements in the market place appears to be increasing. The issue seems to be the sheer volume of stock openly available, a significant proportion of which is obsolete and no longer meets occupier needs as they gravitate towards new build and extensively refurbished buildings. The recent increase in the oil price to just over \$80 per barrel gives us grounds for optimism in the future though.

PAUL RICHARDSON
Partner, Ryden



ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 44 partners and 120 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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