

EAST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q1 2021

Ryden

INDUSTRIAL TAKE UP & DEALS



325,785 sq ft

Industrial floor space
transacted

↓179% (Q1 2020)



37 deals

↓116% (Q1 2020)

6 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **4.22m** sq ft **↓5.7%** (Q1 2020)

Vacancy rate **4.4%** **↑0.25%** (Q1 2020)

PRIME HEADLINE RENT

£9.50 per sq ft

£10+ trade parks

EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



2

Investment
deals over
£1 million



£12.86 m

Amount transacted
in deals over £1 million

PRIME INVESTMENT YIELD



5%

= (5% in Q1 2020)

KEY INVESTMENT DEAL

- Stenhouse Mill Wynd Industrial Estate.
- Multi-let industrial estate acquired by clients of Kennedy Wilson for circa £8.46m (5.47% NIY).

KEY EAST SCOTLAND INDUSTRIAL DEALS



5 Royston Road, Deans Industrial Estate, Livingston

122,892 sq ft

Let to Aceo Ltd

Unit 8 Dunlop Square, Deans Industrial Estate, Livingston

10,456 sq ft

Let to Pure IT Recycling Ltd

Unit A Bankhead Business Parc, Sighthill, Edinburgh

3,998 sq ft

Let to Motorola Ltd

EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The industrial market is particularly strong at the moment as supply continues to reach critically low levels. Very few occupiers are downsizing with most of the takeup coming from businesses expanding operations or exploring new opportunities related to the new covid environment.

CAMERON WHYTE
Associate, 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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