



INDUSTRIAL PROPERTY FOCUS Q2 2023

Ryden

INDUSTRIAL TAKE UP & DEALS



55 deals

9 deals completed over
10,000 sq ft

▼ **26%**

(Q2 2022)

TOTAL SUPPLY AND VACANCY RATE



4m sq ft
total supply

▼ **2.5%**

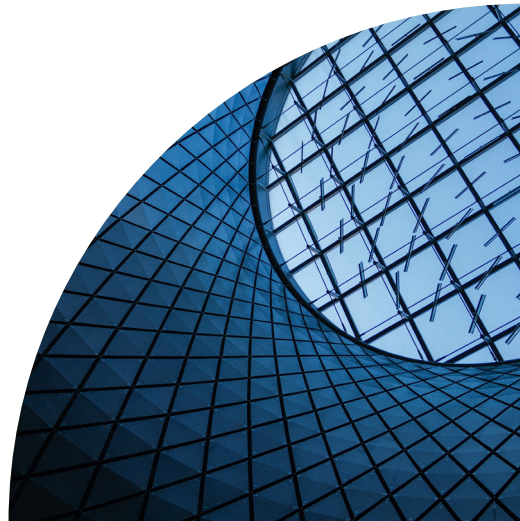
(Q2 2022)

407,477 sq ft

Industrial floor
space transacted

▼ **56.2%**

(Q2 2022)



3.8%

vacancy rate

▲ **10%**

(Q2 2022)

PRIME HEADLINE RENT



£12
per sq ft

**WEST
SCOTLAND
INVESTMENT
DEALS**



£15.75m

Amount transacted in deals over £1 million

68.5%
(Q2 2022)

**PRIME
INVESTMENT
YIELD**



5.50%

▲
(4.50% in Q2 2022)

2 deals
over £1 million

▼
(5 deals in Q2 2022)



**KEY
INVESTMENT
DEALS**

Tennent's Caledonian
Breweries Distribution
Warehouse

£14.2m

Reflecting an
initial yield of
6.71%

“The industrial market remains strong. We have good rental growth throughout and little vacancy. The supply chain of new build product is being challenged by increases in building costs and general inflation. This is putting further pressure on existing stock levels and rents.”

Gregor Harvie Partner

KEY

INDUSTRIAL

DEALS



195 Scotland Street	10.33 acres	GAP Group
2410 London Road	6 acres	Hillhouse Estates
EC145 Eurocentral	149,643 sq ft	Wincanton

WEST

SCOTLAND

INDUSTRIAL

AGENCY TEAM



ALAN GILKISON
PARTNER

alan.gilkison@ryden.co.uk
07770 331 525



GREGOR HARVIE
PARTNER

gregor.harvie@ryden.co.uk
07765 255 988



STUART LOW
INVESTMENT PARTNER

stuart.low@ryden.co.uk
07793 808 337



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