

# EAST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q2 2022

# Ryden

## INDUSTRIAL TAKE UP & DEALS



**200,789** sq ft

Industrial floor space  
transacted

↓ **50%** (Q2 2021)



**28 deals**

↓ **42%** (Q2 2021)

5 deals completed over  
10,000 sq ft

## TOTAL SUPPLY AND VACANCY RATE

Total supply **2.21m** sq ft ↓ **41%** (Q2 2021)

Vacancy rate **2.8%** ↓ **1.2%** (Q2 2021)

## PRIME HEADLINE RENT

**£12** per sq ft

## EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



**3**

Investment  
deals over  
£1 million



(No deals in Q2 2021)



**£16.415m**

Amount transacted  
in deals over £1 million



(No deals in Q2 2021)

## PRIME INVESTMENT YIELD



**4%**

↓ (4.75% in Q2 2021)

## KEY INVESTMENT DEAL



Thornbridge Distribution Centre,  
Grangemouth - single-let industrial /  
distribution facility



Acquired by Custodian REIT for  
c. £7.49m (4.86% NIY)

# KEY EAST SCOTLAND INDUSTRIAL DEALS



**17B Newbridge Industrial Estate, Newbrige**

**1 Nairn Road, Deans Industrial Estate, Livingston**

**7-9 Lindsey Square Deans Industrial Estate, Livingston**

59,114 sq ft

43,809 sq ft

18,612 sq ft

Sold to JCAM

Sold to Private Company

Let to Randex Ltd.

## EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



**NEIL MCALLISTER**  
**PARTNER**

neil.mcallister@ryden.co.uk  
0131 473 3212



**ALAN HERRIOT**  
**PARTNER**

alan.herriot@ryden.co.uk  
0131 473 3382



**CAMERON WHYTE**  
**ASSOCIATE**

cameron.whyte@ryden.co.uk  
0131 473 3230



**NICK ARMSTRONG**  
**INVESTMENT PARTNER**

nick.armstrong@ryden.co.uk  
0131 473 3223



Occupier demand across the sector remains positive against various economic pressures. Rental growth is still commonplace as strong rents are increasingly being achieved in both prime locations and modern or refurbished units.

Take up was notably lower than previous quarters and the total supply of available space is still very low.

**CAMERON WHYTE**  
Associate, Ryden



## ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 42 partners and 120 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

[ryden.co.uk/commercial-property/edinburgh](https://ryden.co.uk/commercial-property/edinburgh)

