# EAST SCOTLAND **INDUSTRIAL PROPERT FOCUS Q2 2022**

# **INDUSTRIAL TAKE UP & DEALS**



200,789 sq ft Industrial floor space

**J 50%** (Q2 2021)



28 deals **42%**(Q2 2021) 5 deals completed over

vden

10.000 sa ft

#### TOTAL SUPPLY AND VACANCY RATE

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

Vacancy rate  $2.8\% \downarrow 1.2\%$  (Q2 2021)

**PRIME HEADLINE** RENT

£12 per sqft

# EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



Investment deals over

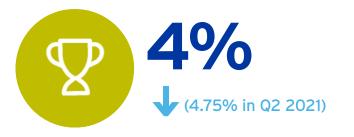
(No deals in Q2 2021)

£16.415m

Amount transacted in deals over £1 million

(No deals in Q2 2021)

#### PRIME INVESTMENT YIELD



## **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, Livigston

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

qft 🛛 Let to

Let to Randex Ltd.

## EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM





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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.

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