

WEST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q2 2021

Ryden

INDUSTRIAL TAKE UP & DEALS



1,294,819 sq ft

Industrial floor space
transacted

↑78% (Q2 2020)



97 deals

↑98% (Q2 2020)

78 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **4.6m** sq ft **↓32%** (Q2 2020)

Vacancy rate **3.7%** **↓10%** (Q2 2020)

PRIME
HEADLINE
RENT

£11
per sq ft

INVESTMENT DEALS



0 Investment
deals over
£1 million

= (No deals in Q2 2020)



£0m

Amount transacted
in deals over £1 million

= (No deals in Q2 2020)

PRIME INVESTMENT YIELD



5%

KEY INVESTMENT DEAL

→ No deals in Q2 2021

→ Strong ongoing investor demand

KEY WEST SCOTLAND INDUSTRIAL DEALS



21 Coddington Crescent, Eurocentral	164,782 sq ft	Let to Scottish Ministers
Porterfield Road	69,000 sq ft	Let to Malin Group
12 Dovecot, Eurocentral	56,584 sq ft	Let to Clipper Logistics

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The industrial and logistics markets remain very active as they seek to adjust to the growing demands on warehousing and production space as a consequence of the move online for increasing amounts of retail, higher stock inventories as a consequence of Brexit and emerging green energy production. Covid has brought forward some of these changes more rapidly and we expect shortages of supply to continue for 3 to 5 years until the development market is able to create new supply in greater volumes. Rents will continue to rise at pace.

ALAN GILKISON
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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