

# ABERDEEN INDUSTRIAL PROPERTY FOCUS Q4 2020

# Ryden

## INDUSTRIAL TAKE UP & DEALS



**220,222** sq ft

Industrial floor space  
transacted

**↑ 2%** (Q4 2019)



**22 deals**

**↓ 17%** (Q4 2019)

10 deals completed over  
10,000 sq ft

## TOTAL SUPPLY

Supply **3,000,000** sq ft

**↑ 5%** (Q4 2020)

## PRIME HEADLINE RENT

**£9** (Workshops)

**£18** (Offices)

**£2** (Concrete Yards)

per sq ft

## INVESTMENT DEALS



**1** Investment  
deals over  
£1 million

**↓ 33%** (Q4 2019)



**£3.325m**

Amount transacted  
in deals over £1 million

**↓ 84%** (Q4 2019)

## PRIME INVESTMENT YIELD



**6.5%**

**=** (6.5% in Q4 2019)

## KEY INVESTMENT DEAL

→ Sale of ERIKS Industrial Services unit at Aberdeen Gateway Business Park to Charnwood Borough Council.

→ Sold for £3,325,000, reflecting a net initial yield of 6.75%.

## KEY ABERDEEN INDUSTRIAL DEALS



**Former Richard Irvin House,  
Hareness Road, Altens**

47,710 sq ft

Sold to AGD Duff & Partners

**Site G, Midmill Business Park,  
Kintore**

26,387 sq ft

Let to Pipeline Technique Ltd

**Howe Moss Drive, Dyce**

21,939 sq ft

Sold to Private Purchaser

## ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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In Q4 2020 the market has remained very challenging due to COVID restrictions and the uncertainty within the oil and gas market. Whilst a number of deals have concluded a small number of these are linked to auction sales. This is a reflection of the subdued occupational market and once again the holding costs for landlords associated with vacant buildings. As the oil price increases, we are hopeful of an improving market as we move into 2021.

**PAUL RICHARDSON**  
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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