

ABERDEEN
INDUSTRIAL PROPERTY
FOCUS Q4 2019

Ryden

INDUSTRIAL TAKE UP & DEALS



224,015 sq ft

Industrial floor space
transacted

↑155% (Q4 2018)



26 deals

↑86% (Q4 2018)

7 deals completed over
10,000 sq ft

TOTAL SUPPLY

Total supply **2,863,000** sq ft

↑19% (Q4 2018)

PRIME HEADLINE RENT

£9 (Warehouse)

£18 (Office)

£2 (Yard)

per sq ft

INVESTMENT DEALS



3

Investment
deals over
£1 million

↑ (1 deal in Q4 2018)



£20.76m

Amount transacted
in deals over £1 million

PRIME INVESTMENT YIELD



6.50%

↓0.50% (Q4 2018)

KEY INVESTMENT DEAL

- Badentoy North, Portlethen.
- Modern industrial unit extending to 68,000 sq ft let to Schlumberger Oilfield UK PLC.
- Purchased by Standard Life Investments Property Income Trust for £13.55m (7.90% from February 2020).

KEY ABERDEEN INDUSTRIAL DEALS



Forum House, Peregrine Road

54,666, sq ft

Let to Acteon Group

The CORE Business Park,
Bridge of Don

27,000 sq ft

Let to Bilfinger

Unit 3 International Avenue,
ABZ Business Park

18,986 sq ft

Let to Robert Gordon
University (OGTC)

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The industrial market in Aberdeen is showing signs of improvement with take up in Q3 and Q4 2019 considerably ahead of what it has been in previous years.

The demand remains for new build and good quality refurbished space. The most positive aspect is the rise in take up for properties in excess of 10,000 sq ft.

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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