

EAST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q4 2021

Ryden

INDUSTRIAL TAKE UP & DEALS



273,008 sq ft

Industrial floor space
transacted

↓ **35.7%** (Q4 2020)



29 deals

↓ **14.8%** (Q4 2020)

10 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **2.65m** sq ft ↓ **43%** (Q4 2020)

Vacancy rate **3.1%** ↓ **37%** (Q4 2020)

PRIME HEADLINE RENT

£12 per sq ft

EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



0

Investment
deals over
£1 million



(6 deals in Q4 2020)



£0m

Amount transacted
in deals over £1 million

PRIME INVESTMENT YIELD



4.5%



(5% in Q4 2020)

KEY INVESTMENT DEAL



N/A - A number of transactions in legal hands and/ or concluded but completing in Q1 2022, including The Caesar Portfolio.

KEY EAST SCOTLAND INDUSTRIAL DEALS



1 Nairn Road, Deans
Industrial Estate, Livingston
5A-5C Seafield Way,
Edinburgh
Unit 6 Fort Kinnaird Trade
Park, Edinburgh

43,809 sq ft

Sold to Private Individual

14,634 sq ft

Let to Ivanhoe Caledonian

10,259 sq ft

Let to Wholesale Domestic

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



The industrial market is going from strength to strength as rents continue to progress, particularly in prime locations, and demand increases. Supply across all size ranges remains extremely low and occupiers are more frequently considering design & build solutions.

CAMERON WHYTE
Associate, 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.

ryden.co.uk/commercial-property/edinburgh

