

EAST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q3 2019

Ryden

INDUSTRIAL TAKE UP & DEALS



116,200 (lease)
54,948 (sale)

Industrial space transacted in **sq ft**



28 deals (lease)
4 deals (sale)

TOTAL SUPPLY AND VACANCY RATE

Total supply **4.7m** sq ft

Vacancy rate **4.6%**

PRIME HEADLINE RENT

£10 (Trade Parks)

£8 (Industrial Units)

per sq ft

INDUSTRIAL INVESTMENT DEALS IN EDINBURGH



1 Investment
deal over
£1 million

↓50% (Q3 2018)



£2.1m
Amount transacted
in deals over £1 million

↓82% (Q3 2018)

PRIME INVESTMENT YIELD



5.5%

↓0.5% (Q2 2018)

KEY INVESTMENT DEAL

- 22 Seafield Road East, Edinburgh.
- Car showroom lease to Vertu Motors (Property) Ltd.
- Sold to Buccleuch Property for £2.1m (7.17%).

KEY EAST SCOTLAND INDUSTRIAL DEALS



6 Simpson Road, Broxburn

39,600 sq ft

Sold to Broxburn Bottlers Ltd

1 Hutton Square, Livingston

19,476 sq ft

Let to Polysol Ltd

Unit F Borrowmeadow
Road, Stirling

9,701 sq ft

Let to Energy Assets Ltd

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Take up this quarter has been lower than previous quarters and especially low compared to Q3 2018. The vacancy rate has also increased marginally.

The total industrial supply has however reduced overall which is interesting given a number of new developments such as Seven Hills Business Park completed this quarter.

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.

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