



# INDUSTRIAL PROPERTY FOCUS

## Q1 2025

# Ryden

### INDUSTRIAL TAKE UP & DEALS

**218,558** sq ft  
Industrial  
space transacted

**▲ 70%**  
(Q1 2024)

### INDUSTRIAL TOTAL SUPPLY

**1,900,000** sq ft  
Industrial stock available

**▼ 9.5%**  
(Q1 2024)

### PRIME HEADLINE RENT (PER SQ FT)

**£10.50**  
Workshop

**£19.50**  
Office

**£2.50**  
Yard



### KEY INDUSTRIAL DEALS

Units B, C & D Broadfold Road,  
Bridge Of Don

27,841 sq ft

GS Hydro

McIntosh Plant Hire  
Birchmoss, Echt

22,600 sq ft

Technip

Unit A Souterhead Road,  
Altens

17,996 sq ft

Wärtsilä

**32 deals**

7 deals completed over  
10,000 sq ft

**▲ 67%**  
(Q1 2024)

“Despite challenging market conditions due to economic and political uncertainty, the market remains buoyant for good quality stock here in Aberdeen.

Occupiers continue to gravitate towards new build or extensively refurbished buildings and the supply of stand alone buildings in excess of 10,000 sq ft may well prove to be an issue as we move further into 2025.”

**Paul Richardson** Partner

## INVESTMENT DEALS



# £18.771m

Amount transacted in  
deals over £1 million



(£4.9m in Q1 2024)

## PRIME INVESTMENT YIELD



# 7.75%



(8.25% in Q1 2024)

# 4 deals

over £1 million



(1 deal in Q1 2024)



“Overall there was an encouraging start to 2025 with a healthy level of investment transactions completed in Aberdeen in Q1.

Demand for industrial continued to outstrip offices

and there was a diverse range of buyers from well known UK propcos to overseas private investors and funds.”

**Ken Shaw** Investment  
Partner

## KEY INDUSTRIAL INVESTMENT DEAL

The Arc, Pitmedden  
Industrial Estate

# £5.645m



Reflecting an  
initial yield

# 8.31%



# INDUSTRIAL AGENCY AND INVESTMENT TEAM



**PAUL RICHARDSON**  
**PARTNER**

paul.richardson@ryden.co.uk  
07789 986 141



**KEN SHAW**  
**INVESTMENT PARTNER**

ken.shaw@ryden.co.uk  
07836 556 768



**DANIEL STALKER**  
**INVESTMENT ASSOCIATE**

daniel.stalker@ryden.co.uk  
07887 751 090



## ABOUT US

Ryden, an independent LLP within the LSH Group of Companies, is a commercial property consultancy of 130 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

**Certified**



**Corporation**



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