

EAST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q2 2021

Ryden

INDUSTRIAL TAKE UP & DEALS



399,472 sq ft

Industrial floor space transacted

↑ 400% (Q2 2020)



48 deals

↑ 436% (Q2 2020)

7 deals completed over 10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **3.79m** sq ft **↓ 16.2%** (Q2 2020)

Vacancy rate **4%** **↓ 13%** (Q2 2020)

PRIME HEADLINE RENT

£10+ per sq ft

EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



0

Investment deals over £1 million



£0m

Amount transacted in deals over £1 million

PRIME INVESTMENT YIELD



4.75%

↓ (5.5% in Q2 2020)

RETAIL WAREHOUSE DEAL

→ The Range & Costa Drive Thru, Milton Link

→ Long let retail warehouse investment with fixed uplifts. Acquired by Urban Logistics REIT for £13.2m (6.2% NIY).

KEY EAST SCOTLAND INDUSTRIAL DEALS



**Unit H Newark Road North,
Glenrothes**

66,982 sq ft

Let to KKR Ltd

**17B Newbridge Industrial
Estate, Newbridge**

59,114 sq ft

Confidential

**BF U2, Prestonfield Park,
Edinburgh**

3,239 sq ft

Let to St Andrew's Timber

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



**FORD SWANSON
INVESTMENT PARTNER**

ford.swanson@ryden.co.uk
0131 473 3236



This quarter has seen a bounce back in the number of transactions with one of the highest quarterly take ups in recent years. It is a landlords market as supply reaches critically low levels and demand remains relatively strong, pushing rents up.

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

