

INDUSTRIAL TAKE UP & DEALS



235,569 (lease)

79,188 (sales)

Industrial floor space transacted in **sq ft**



53 deals (lease)

8 letting deals completed over 10,000 sq ft

6 deals (sales)

TOTAL SUPPLY & VACANCY RATE

Total supply **66,084,785** sq ft

Vacancy rate **3.9%**

PRIME HEADLINE RENTS



£10 TRADE PARKS

£8 INDUSTRIAL UNITS

per sq ft

INVESTMENT DEALS IN EDINBURGH



1

Investment deal over £1m

↑ 100% on Q1 2018



£15m

Amount transacted in deals over £1m

PRIME INVESTMENT YIELD

5.75%

↓ 0.5% on Q1 2018

KEY INVESTMENT DEAL



Seven Hills Business Park, Sighthill, Edinburgh.

Forward funding of 76,000 sq ft industrial/trade counter development plus 47,000 sq ft of existing accommodation leased to Amazon, Napier University and Historic Environment Scotland.

Acquired by UBS Asset Management for c.£15m.

KEY EAST SCOTLAND INDUSTRIAL DEALS



38 Mill Road Industrial Estate, Linlithgow	33,500 sq ft	Sold to SRA Ventures Ltd.
Unit F Queen Anne Drive, Newbridge	27,500 sq ft	Let to R Drummond Carriers Ltd.
Unit 1 East Telferton Industrial Estate, Edinburgh	8,623 sq ft	Let to Dignity Funerals Ltd.

"Despite reporting a steady end to 2018, there was a fall in new enquiries and an increase on existing enquiries being put on hold over the same period.

On a more positive note, we have witnessed a significant increase in enquiry and transactional levels for Q1 2019. There continues to be a severe shortage of well located distribution sites for last mile delivery and trade counter operators to service city centre locations which remains challenging to

satisfy. This shortage will continue to drive rental growth within the prime sectors.

More encouragingly there is now over 300,000 sq ft of committed speculative development in East Central Scotland due to complete Q2/Q3 2019 with strong enquiry levels and anticipated pre-lettings."

Alan Herriot, Partner, Ryden

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ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 44 partners and 110 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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