

WEST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q3 2019

Ryden

INDUSTRIAL TAKE UP & DEALS



586,557 sq ft

Industrial floor space
transacted

↑40% (Q3 2018)



52 deals

9 deals completed over
10,000 sq ft

↓34% (Q3 2018)

TOTAL SUPPLY AND VACANCY RATE

Total supply **7m** sq ft

= 7m in Q3 2018

Vacancy rate **3.9%**

↓ 1.5% in Q3 2018

PRIME HEADLINE RENT

£9.50
per sq ft

INVESTMENT DEALS



0

Investment
deals over
£1 million

↓ 3 deals in Q3 2018



0

Amount transacted
in deals over £1 million

↓ £53m in Q3 2018

PRIME INVESTMENT YIELD



5.75%

↑5.5% in Q3 2018

KEY INVESTMENT DEAL

- No deals recorded in Q3 2019.
- However strong latent demand and a number of deals anticipated in Q4 2019.

KEY WEST SCOTLAND INDUSTRIAL DEALS



Plot 4, Clyde Gateway East, Glasgow

50,000 sq ft

Pre let to DHL

Unit 201 Clyde Gateway East, Glasgow

27,448 sq ft

Let to Torishima

WEST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



ALAN GILKISON
PARTNER

alan.gilkison@ryden.co.uk
0141 270 3138



GREGOR HARVIE
PARTNER

gregor.harvie@ryden.co.uk
0141 270 3173



IAN DOUGHERTY
INVESTMENT PARTNER

ian.dougherty@ryden.co.uk
0141 270 3136



STEVEN GAY
INVESTMENT PARTNER

steven.gay@ryden.co.uk
0141 270 3135



There remains a shortage of stock across all size ranges. Many estates are fully occupied with rents continuing to rise.

The larger end of the market is very active considering the political background. A couple of positive pre-let transactions have been announced with a few other larger deals currently in legals. The development pipeline is still limited with a number of unsatisfied requirements still in the market.

GREGOR HARVIE
Partner, 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/glasgow

