

ABERDEEN  
INDUSTRIAL PROPERTY  
FOCUS Q4 2022

# Ryden

## INDUSTRIAL TAKE UP & DEALS



**233,545** sq ft

Industrial floor space  
transacted

**↑ 64%** (Q4 2021)



**22 deals**

**↑ 5%** (Q4 2021)

6 deals completed over  
10,000 sq ft

## TOTAL SUPPLY

Supply **2,800,000** sq ft

**↓ 7%** (Q4 2021)

## PRIME HEADLINE RENT

**£9** (Workshops)

**£18** (Offices)

**£2** (Concrete Yards)

per sq ft

## INVESTMENT DEALS



**2** Investment  
deals over  
£1 million

**↓** (3 deals in Q4 2021)



**£10.485m**

Amount transacted  
in deals over £1 million

**↓** (£15.70 in Q4 2021)

## PRIME INVESTMENT YIELD



**6.25%**

**↑** (5.75% in Q4 2021)

## KEY INVESTMENT DEAL

→ Sale of OEG Facility, Cairnrobin, Aberdeen  
to an overseas investor for £6.685m.

→ Reflecting a net initial yield of 7.52%.

## KEY ABERDEEN INDUSTRIAL DEALS



**Wallace Facility, Badentoy Avenue, Portlethen**

**Unit 5, ABZ Business Park, Dyce**

**Unit 1a & 1b, Dyce Industrial Park**

67,376 sq ft

21,233 sq ft

20,145 sq ft

Let to Biffa Waste Services

Let to Welltec (UK)Ltd

Let to TIS Manufacturing Ltd

## ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



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The industrial market is certainly improving as the oil price has remained consistently above \$80 per barrel. The size of the requirements in the market place has increased and occupiers appear willing to commit to longer term leases.

Hopefully recent media announcements do not subdue confidence in the market.

**PAUL RICHARDSON**  
Partner, Ryden



## ABOUT US

Ryden is the largest independent commercial property advisor headquartered in Scotland with 42 partners and 120 staff across offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.

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