

WEST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q2 2022

Ryden

INDUSTRIAL TAKE UP & DEALS



931,119 sq ft

Industrial floor space transacted



75 deals

↑ 7% (Q2 2021)

21 deals completed over 10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **4.1m** sq ft

Vacancy rate **3.4%**

PRIME HEADLINE RENT

£11
per sq ft

INVESTMENT DEALS



5

Investment deals over £1 million

↑ (No deals in Q2 2021)



£50.1m

Amount transacted in deals over £1 million

↑ (No deals in Q2 2021)

PRIME INVESTMENT YIELD



4.5%

↓ (5% in Q2 2021)

KEY INVESTMENT DEAL

→ Sale of Amazon unit at Eurocentral for £16.5m to BP Pension Fund, a yield of 3.6%.

KEY WEST SCOTLAND INDUSTRIAL DEALS



50 Carmaben Road

44,891 sq ft

Let to TradeBe

2 Gordon Avenue, Hillington

28,000 sq ft

Let to SDS Ltd

Unit D, Belgrave Logistics Park, Bellshill

48,556 sq ft

Confidential

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 204 3838



The industrial market remains strong in west central Scotland. We have seen good rental growth throughout and little vacancy.

The supply chain of new build product or good quality stock remains limited. There are still many unsatisfied requirements in the marketplace.

GREGOR HARVIE
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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