



# INDUSTRIAL PROPERTY FOCUS

## Q1 2025



### INDUSTRIAL TAKE UP & DEALS

**202,820** sq ft  
Industrial space transacted

**▲ 95%**  
(Q1 2024)

### INDUSTRIAL TOTAL SUPPLY

**3.7m** sq ft  
Industrial stock available

**▲ 27%**  
(Q1 2024)

### PRIME HEADLINE RENT

**£12.50**  
per sq ft



### KEY INDUSTRIAL DEALS

**27 deals**

7 deals completed over 10,000 sq ft

**▼ 38%**  
(Q1 2024)

101 Centre Street, Glasgow	56,281 sq ft	Wholefoods Glasgow Ltd
3 Old Quarry Road, Cumbernauld	51,754 sq ft	DPD
18 Station Road, Baillieston	46,372 sq ft	Made for Trade Windows Ltd

“The industrial market had an active Q1. There are many active enquiries in the market and a number of deals under offer on existing units.

Rents have increased further on existing stock. A couple of speculative schemes are now underway which is encouraging for the market.”

**Gregor Harvie** Partner

**INVESTMENT  
DEALS**



**£5.6m**

Amount transacted in deals over £1 million



(£16.5m in Q1 2024)

**PRIME  
INVESTMENT  
YIELD**



**5.75%**



(5.75% in Q1 2024)

**2 deals**

over £1 million



(4 deals in Q1 2024)



“The Industrial investment market remains the sector of choice, with institutional investors seeking top-tier assets.

However, Scotland faces a shortage of stock that meets their investment criteria in terms

of quality and lot size. As a result, well-matched properties command strong pricing when they do come to market.”

**Stuart Low** Investment Partner

**KEY INDUSTRIAL  
DEALS**

Colquhoun Park,  
Hillington Park

**£3.45m**



Reflecting an  
initial yield of

**7.00%**



**INDUSTRIAL AGENCY  
AND INVESTMENT  
TEAM**



**ALAN GILKISON  
PARTNER**

alan.gilkison@ryden.co.uk  
07770 331 525



**GREGOR HARVIE  
PARTNER**

gregor.harvies@ryden.co.uk  
07765 255 988



**STUART LOW  
INVESTMENT PARTNER**

stuart.low@ryden.co.uk  
07793 808 337



**ABOUT US**

Ryden, an independent LLP within the LSH Group of Companies, is a commercial property consultancy of 130 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.



[ryden.co.uk/commercial-property/glasgow](https://ryden.co.uk/commercial-property/glasgow)