

WEST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q4 2021

Ryden

INDUSTRIAL TAKE UP & DEALS



1,301,583 sq ft

Industrial floor space
transacted



69 deals

↑ 5% (Q4 2020)

14 deals completed over
10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **4.7m** sq ft

Vacancy rate **3.3%**

PRIME HEADLINE RENT

£11
per sq ft

INVESTMENT DEALS



13

Investment
deals over
£1 million

↑ (5 deals in Q4 2020)



£78m

Amount transacted
in deals over £1 million

↑ (£70m in Q4 2020)

PRIME INVESTMENT YIELD



4.5%

KEY INVESTMENT DEAL

→ Forward funding of Co-operative Group
at Link Park, Newhouse to Realty Income
Trust for £12.5m

→ Reflecting an initial yield of 4.5% /
£263 sq ft Cap Val

KEY WEST SCOTLAND INDUSTRIAL DEALS



Nova Technology Park
Wardpark Industrial Estate
Atlas, Eurocentral

550,000 sq ft

69,000 sq ft

57,000 sq ft

Pre Let to Harper Collins

Let to Royal Mail

Let to Clipper Logistics

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The industrial sector continues to perform well. Supply is limited across all size ranges with demand strong. Many transactions are happening off market now with tenants expanding within existing estates. Rents are moving to double digit figures with reduced incentives.

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.

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