

# EAST SCOTLAND INDUSTRIAL PROPERTY FOCUS Q3 2022

# Ryden

## INDUSTRIAL TAKE UP & DEALS



**114,296** sq ft

Industrial floor space  
transacted

↓ **65%** (Q3 2021)



**21 deals**

↓ **33%** (Q3 2021)

5 deals completed over  
10,000 sq ft

## TOTAL SUPPLY AND VACANCY RATE

Total supply **2.3m** sq ft ↓ **26%** (Q3 2021)

Vacancy rate **3%** ↓ **0.3%** (Q3 2021)

## PRIME HEADLINE RENT

**£12.50**  
per sq ft

## EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



**2** Investment  
deals over  
£1 million

↑ (1 deal in Q3 2021)



**£10.8m**

Amount transacted  
in deals over £1 million

↑ (£3.85m in Q3 2021)

## PRIME INVESTMENT YIELD



**5%**

↑ (4.75% in Q3 2021)

## KEY INVESTMENT DEAL

- Scania Facility, Abbotsford Business Park, Falkirk
- Forward funding by Realty c. £8m (5.4%)

# KEY EAST SCOTLAND INDUSTRIAL DEALS



28C Firth Road, Houston  
Industrial Estate, Livingston

25 Hardengreen Lane,  
Hardengreen Industrial

Unit 10 Belleknowes Industrial  
Estate, Inverkeithing

16,600 sq ft

11,787 sq ft

5,819 sq ft

Let to Livingston Precision

Let to The Energy Training  
Academy

Let to Howden

## EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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Total take up and the number of transactions this quarter was notably lower than Q3 last year, especially on industrial sales.

Contrary to this, the vacancy rate and total available space on the market continue to fall to new record lows. This is resulting in continued rental growth and strong lease terms being achieved.

Occupational demand has also been unaffected so far despite the wider economic issues.

**CAMERON WHYTE**  
Associate, 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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