

EAST SCOTLAND
INDUSTRIAL PROPERTY
FOCUS Q2 2020

Ryden

INDUSTRIAL TAKE UP & DEALS



99,729 sq ft

Industrial floor space transacted

↓ **81%** (Q2 2019)



11 deals

↓ **73%** (Q2 2019)

5 deals completed over 10,000 sq ft

TOTAL SUPPLY AND VACANCY RATE

Total supply **4.52m** sq ft ↓ **8.7%** (Q2 2019)

Vacancy rate **4.6%** ↑ **24%** (Q2 2019)

PRIME HEADLINE RENT

£9.50 per sq ft

£10 trade parks

EAST SCOTLAND INDUSTRIAL INVESTMENT DEALS



2 Investment deals over £1 million

≡ (2 deals in Q2 2019)



£11.52m

Amount transacted in deals over £1 million

↑ **14%** (Q2 2019)

PRIME INVESTMENT YIELD



5.5%

↓ **0.25%** (Q2 2019)

KEY INVESTMENT DEAL

- 244-256 Causewayside, Edinburgh
- Multi-let terrace of industrial units extending to a total of c. 23,000 sq ft acquired by Ribston for £2.92m (5.32% NIY)

KEY EAST SCOTLAND INDUSTRIAL DEALS



22 Houstoun Road, Houstoun Industrial Estate, Livingston

32,077 sq ft

Let to Drummond Distribution

Unit 3 Macmerry Industrial Estate, Tranent

6,596 sq ft

Let to Ancroft Tractors

Cunningham Road, Springkerse Industrial Estate, Stirling

4,211 sq ft

Let to Dolby Medical

EAST SCOTLAND INDUSTRIAL AGENCY AND INVESTMENT TEAM



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Takeup this quarter was understandably low due to lockdown. Demand did however quickly pick up as lockdown eased and there are now encouraging levels of activity across the sector.

Industrial supply remains low, which will help to maintain rents at current levels.

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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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