

ABERDEEN
INDUSTRIAL PROPERTY
FOCUS Q3 2020

Ryden

INDUSTRIAL TAKE UP & DEALS



200,902 sq ft

Industrial floor space
transacted

↓15% (Q3 2019)



19 deals

= (Q3 2019)

6 deals completed over
10,000 sq ft

TOTAL SUPPLY

Supply **2,900,000** sq ft

↑3% (Q3 2020)

PRIME HEADLINE RENT

£9 (Workshops)

£18 (Offices)

£2 (Concrete Yards)

per sq ft

INVESTMENT DEALS



2 Investment
deals over
£1 million

↓33% (Q3 2019)



£6.7m

Amount transacted
in deals over £1 million

↓60% (Q3 2019)

PRIME INVESTMENT YIELD



6.50%

= (6.50% in Q3 2019)

KEY INVESTMENT DEAL

- Wellheads Terrace, Dyce
- Sale of Iron Mountain warehouse to Urban Logistics for £5.52m reflecting a net initial yield of 8.5%.

KEY ABERDEEN INDUSTRIAL DEALS



Unit 1, Aberdeen One, Altens Industrial Estate, Aberdeen

46,000 sq ft

Let to FedEx

Kirkhill Drive, Dyce, Aberdeen

15,259 sq ft

Let to Quantum Offshore

Unit A Craigshaw Rd, Tullos Industrial Estate, Aberdeen

14,408 sq ft

Let to KAEFER

ABERDEEN INDUSTRIAL AGENCY AND INVESTMENT TEAM



PAUL RICHARDSON
PARTNER

paul.richardson@ryden.co.uk
01224 569674



DANIEL STALKER
SURVEYOR

daniel.stalker@ryden.co.uk
01224 569680



KEN SHAW
INVESTMENT PARTNER

ken.shaw@ryden.co.uk
01224 569664



The market in Q3 2020 has been extremely challenging, due predominantly to the low oil price and the impact of COVID-19 of the property industry in Aberdeen.

One positive aspect is that more deals have been transacted in Q3 than in Q2 2020, but the uncertainty in the market place means that transactional activity is still low.

PAUL RICHARDSON
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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