



INDUSTRIAL PROPERTY FOCUS

Q1 2024



INDUSTRIAL TAKE UP & DEALS

16 deals

2 deals completed over
10,000 sq ft

No Change

(16 deals in Q1 2023)

INDUSTRIAL TOTAL SUPPLY

2.1m sq ft

Industrial stock available

25%

(Q1 2023)

PRIME HEADLINE RENT (PER SQ FT)

£10.50

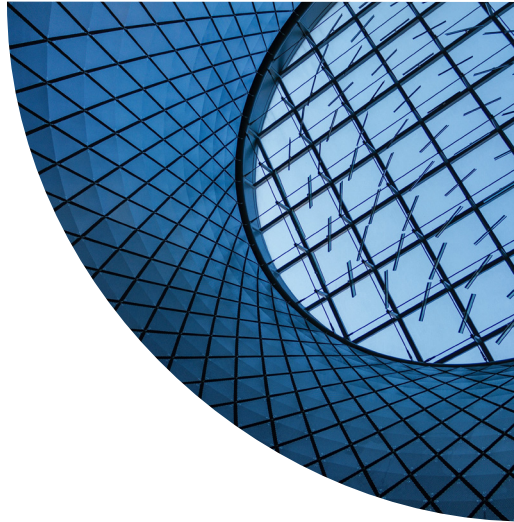
Workshop

£19.50

Office

£2.75

Yard



105,082 sq ft

Industrial
space transacted

18%

(Q1 2023)

KEY INDUSTRIAL DEALS

Unit 7, Minto Road, Altens	20,153 sq ft	Baird's Pharmacy
Unit 1, Harness Circle, Altens	16,124 sq ft	Sinomine Specialty Fluids
Unit 6, Abbotswell Road, Tullos	9,037 sq ft	Shell

“Demand for good quality refurbished industrial stock with craneage and secure yards remains strong, although stock levels are a cause for concern.”

Paul Richardson Partner

INVESTMENT DEALS



£4.9m

Amount transacted in deals over £1 million

▼ **33%**
(Q1 2023)

PRIME INVESTMENT YIELD



8.25%

▲ **2%**
(Q1 2023)

1 deal

over £1 million

▼ **50%**
(Q1 2023)



“Transactional activity in Aberdeen notably increased in Q1 as investors were enticed by the availability of several very high yielding opportunities.

Fortuitously, these sales coincided with reports of steady and increased occupier take-up in 2023 which helped to ease investor concerns.”

Ken Shaw Partner

KEY INDUSTRIAL INVESTMENT DEAL

Industrial multi-let portfolio in harbour district



Acquired by Industuct for £4.9m, reflecting a yield of 9.2%



**INDUSTRIAL AGENCY
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ABOUT US

Ryden is a commercial property consultancy of 150 people operating across the UK from six offices in Edinburgh, Glasgow, Aberdeen, Leeds, London and Manchester.



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