



# INDUSTRIAL PROPERTY FOCUS

## Q4 2023



### INDUSTRIAL TAKE UP & DEALS

# 60 deals

11 deals completed over 10,000 sq ft

# ▲ 16%

(Q4 2022)

### TOTAL SUPPLY AND VACANCY RATE

# 4.5m sq ft

Industrial stock available

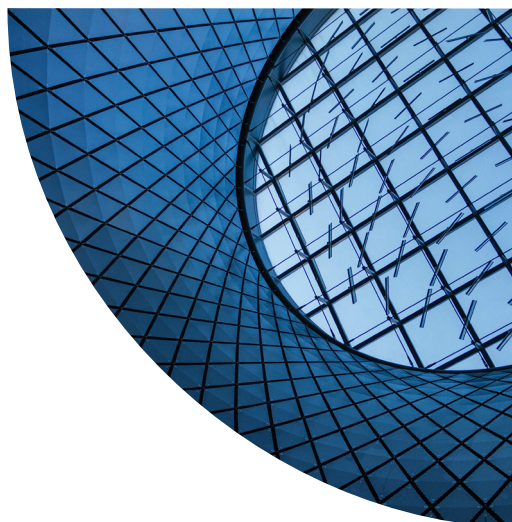
# ▲ 12.5%

(Q4 2022)

### PRIME HEADLINE RENT

# £10.50

per sq ft



# 396,793 sq ft

Industrial space transacted

# ▼ 33%

(Q4 2022)

### KEY INDUSTRIAL DEALS

1-3 South Wardpark Place	24,945 sq ft	William Wilson
16-18 Earl Haig Road	9,929 sq ft	Go Swag
Units 7 & 8 Northpoint, Hillington Park	9,580 sq ft	Pretty Scenic

“The industrial market still remains strong. Prime rents are increasing with very little vacancy. There is not a lot of pipeline development stock coming through due to high finance costs. This is putting further pressure on existing stock levels and rents. Take up and number of deals is likely to slow mainly due to availability of space in certain size ranges.”


**Gregor Harvie** Partner

## INVESTMENT DEALS



# £13.85m


Amount transacted in deals over £1 million

 **38.5%**  
(Q4 2022)

## PRIME INVESTMENT YIELD



# 5.75%

 **0.25%**  
( Q4 2022)

# 4 deals

over £1 million

  
(2 deals in Q4 2022)



“Q4 was quiet in terms of the number of investment transactions in the West but going into 2024 we expect to see more stock come to the market, leading to more transactions, giving some certainty on pricing - so we are cautiously optimistic for 2024.”

**Stuart Low** Investment Partner



## KEY INDUSTRIAL DEALS

Langlands Commercial Park  
**£2.9m**



Reflecting an initial yield of  
**7.50%**





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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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