



INDUSTRIAL PROPERTY FOCUS

Q3 2024



INDUSTRIAL TAKE UP & DEALS

296,830 sq ft
Industrial space transacted

▲ 26%
(Q3 2023)

INDUSTRIAL TOTAL SUPPLY

2,134,644 sq ft
Industrial stock available

▼ 2.4%
(Q3 2023)

PRIME HEADLINE RENT (PER SQ FT)

£10.50
Workshop

£19.50
Office

£2.50
Yard



31 deals

11 deals completed over 10,000 sq ft

▲ 11%
(Q3 2023)

KEY INDUSTRIAL DEALS

Dolphin Drilling HQ, 1 Harvest Avenue	38,814 sq ft	Paradigm Flow Services
Unit 2, Aberdeen One, Crawpeel Road, Altens	28,647 sq ft	Ross Safety and Survival Ltd
Block 1, Units A-E, Hareness Circle, Altens	25,827 sq ft	George Natham & Matthew Cheyne

“Q3 delivered strong performance, marking the best quarter for take up for the year to date. The activity was fueled by a high volume of deals, continuing the positive trend witnessed in Q2.

Occupiers remain focused on well-specified properties, with the key requirements being for cranes and secure yards. The supply of this type of stock is limited, which we anticipate will put upward pressure on rents as the market adjusts to the restricted supply.”

Daniel Stalker Associate

INVESTMENT DEALS



£45.68m

Amount transacted in deals over £1 million



(No deals in Q3 2023)

PRIME INVESTMENT YIELD



7.75%



(7.25% in Q3 2023)

5 deals

over £1 million



(No deals in Q3 2023)



“After a very quiet Q2, investor demand for industrial property in Aberdeen rebounded in Q3 with several notable deals completed.

The city continues to offer good value with double digit yields on offer for most stock

although it was also encouraging to see the first sub 8% yields achieved for a while with the sale of some longer income assets.”

Ken Shaw Investment Partner

KEY INDUSTRIAL INVESTMENT DEAL

Hydrasun HQ,
Gateway Business Park

£14m



Reflecting an
initial yield

7.76%



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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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