



# INDUSTRIAL PROPERTY FOCUS

## Q2 2024



### INDUSTRIAL TAKE UP & DEALS

**904,446** sq ft  
Industrial space transacted

**▲ 131%**  
(Q2 2023)

### INDUSTRIAL TOTAL SUPPLY

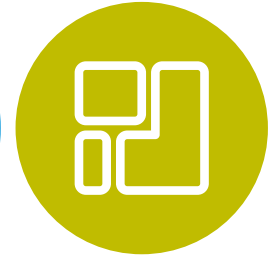
**3m** sq ft  
Industrial stock available

**▼ 25%**  
(Q2 2023)



### PRIME HEADLINE RENT

**£13**  
per sq ft



### 40 deals

9 deals completed over 10,000 sq ft

**▼ 29%**  
(Q2 2023)

### KEY INDUSTRIAL DEALS

Unit 3 Belgrave Logistics Park	30,000 sq ft	Bunzl
Langlands Phase 2, East Kilbride	28,585 sq ft	Briggs Equipment
Unit 205 West 200, Hillington Park	8,540 sq ft	Mail Marketing UK Ltd

“The industrial market remains strong with rental growth continuing throughout all size ranges.

Very little new build stock is coming through which will put further pressure on existing stock and rents.”

**Gregor Harvie** Partner

## INVESTMENT DEALS



# £21.5m

Amount transacted in deals over £1 million



(£15.75m in Q2 2023)

## PRIME INVESTMENT YIELD



# 5.75%



(5.50% in Q2 2023)

# 3 deals

over £1 million



(2 deals in Q2 2023)



“Many investors still view the industrial market as a safe haven for their capital. The sector continues to thrive due to an imbalance in supply and demand dynamics, which drives rental prices upward.

We anticipate that this trend will persist, with further yield compression expected in the next six months.”

**Stuart Low** Investment Partner

## KEY INDUSTRIAL DEALS

14, 44, 64 & 104 Fullarton Drive, Cambuslang

# £14.73m



Reflecting an initial yield of

# 6.12%



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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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