



INDUSTRIAL PROPERTY FOCUS

Q2 2024



INDUSTRIAL TAKE UP & DEALS

222,913 sq ft
Industrial space transacted

37%
(Q2 2023)

INDUSTRIAL TOTAL SUPPLY

2.68m sq ft
Industrial stock available

16%
(Q2 2023)

PRIME HEADLINE RENT

£15.50
per sq ft



KEY INDUSTRIAL DEALS

Unit 1 The Strand, Mitchelston Industrial Estate, Kirkcaldy	56,895 sq ft	Volpe & Castello
Bay F, Queen Anne Drive, Newbridge	26,388 sq ft	Production Services Ireland
Pentland Industrial Estate, Loanhead	12,000 sq ft	Howdens

32 deals
6 deals completed over 10,000 sq ft

16%
(Q2 2023)

“Supply remains extremely tight and the vacancy rate across the East Central belt remains at an all time low.

New build industrial estates such as Chancerygate’s Capital Park in Sighthill and a number of smaller developments in West Lothian are approaching practical completion which help to satisfy some of the requirements for modern industrial space.

Despite the wider economy being relatively slow, the industrial market continues to experience strong rental growth, particularly in secondary locations where the difference between prime and secondary rents is considerable.”

Cameron Whyte Associate

INVESTMENT DEALS



£11.5m

Amount transacted in deals over £1 million



(No deals in Q2 2023)

PRIME INVESTMENT YIELD



6%



(5.5% in Q1 2023)

2 deals

over £1 million



(No deals in Q2 2023)



“Investors continue to be attracted to the industrial sector with a couple of significant sites changing hands in Q2.

The occupational story remains highly compelling.

The majority of investors with existing industrial assets continue to elect to hold, resulting in limited transactional activity.”

Nick Armstrong Partner

KEY INDUSTRIAL DEAL

West Craigs Industrial Estate

**Pricing
Confidential**



Private sale to clients of Pioneer Real Estate



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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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