



INDUSTRIAL PROPERTY FOCUS

Q4 2024



INDUSTRIAL TAKE UP & DEALS

192,979 sq ft
Industrial
space transacted

▼ 47%
(Q4 2023)

INDUSTRIAL TOTAL SUPPLY

2,100,000 sq ft
Industrial stock available

▼ 5%
(Q4 2023)

PRIME HEADLINE RENT (PER SQ FT)

£10.50
Workshop

£19.50
Office

£2.50
Yard



24 deals

7 deals completed over
10,000 sq ft

▼ 25%
(Q4 2023)

KEY INDUSTRIAL DEALS

Unit 2a/2b, Greenwell Road, East Tullos	23,063 sq ft	Air Liquide
Holland House, Pitmedden Road, Dyce	22,291 sq ft	J+S Subsea
Unit 1 Minto Commercial Park, Altens	17,092 sq ft	ITC Global UK Ltd.

“The market remains strong for longer stand alone industrial buildings that present well and benefit from cranes and secure yards. We believe this will continue as development remains challenging due to interest rates, high construction costs and the need for long term lease commitments from occupiers.

One positive is the apparent improvement at the smaller end of the market albeit the vast majority of transactions are for quality stock.”

Paul Richardson Partner

INVESTMENT DEALS



£32.055m

Amount transacted in deals over £1 million



(£18.25m in Q4 2023)

PRIME INVESTMENT YIELD



7.75%



(8.25% in Q4 2023)

5 deals

over £1 million



(4 deals in Q4 2023)



“Q4 produced a healthy volume of investment sales in Aberdeen across the office and industrial sectors with almost £80m transacted. The higher yields on offer in Aberdeen are

attracting new investors to the city which is very encouraging to note.”

Ken Shaw Investment Partner

KEY INDUSTRIAL INVESTMENT DEAL

Acquisition of Lubbers facility at Peterseat, Altens

£3.45m



Reflecting an initial yield

8.55%



**INDUSTRIAL AGENCY
AND INVESTMENT
TEAM**



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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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