



INDUSTRIAL PROPERTY FOCUS

Q4 2024



INDUSTRIAL TAKE UP & DEALS

316,667 sq ft
Industrial space transacted

21%
(Q4 2023)

INDUSTRIAL TOTAL SUPPLY

4.5m sq ft
Industrial stock available

12.5%
(Q4 2023)

PRIME HEADLINE RENT

£11.50
per sq ft



42 deals

8 deals completed over 10,000 sq ft

30%
(Q4 2023)

KEY INDUSTRIAL DEALS

Tannochside Drive, Uddingston	46,858 sq ft	Knight Property Group
440 Helen Street, Glasgow	22,200 sq ft	Spratt Utility
2 Buccleuch Avenue, Hillington	11,416 sq ft	Topaz

“The industrial market remains strong. Prime rents are still increasing with very little vacancy. There is little in the pipeline of development stock coming through due to high labour and finance costs. This is putting further pressure on existing stock levels and rents.”

Gregor Harvie Partner

**INVESTMENT
DEALS**



£20.14m

Amount transacted in deals over £1 million



(£13.85m in Q4 2023)

**PRIME
INVESTMENT
YIELD**



5.75%



(5.75% in Q4 2023)

4 deals

over £1 million

No change

(4 deals in Q4 2023)



“In Q4, momentum was maintained in industrial transactions, with strong pricing achieved on both the SIG and Latham’s units in Eurocentral, demonstrating that for the right product investors are willing to pay premium prices.

We expect this trend to continue so Ryden’s outlook for the industrial sector remains positive.”

Stuart Low Investment Partner

**KEY INDUSTRIAL
DEALS**

SIG, 30 Coddington Crescent, Eurocentral

£9.94m



Reflecting an initial yield of

5.80%



**INDUSTRIAL AGENCY
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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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