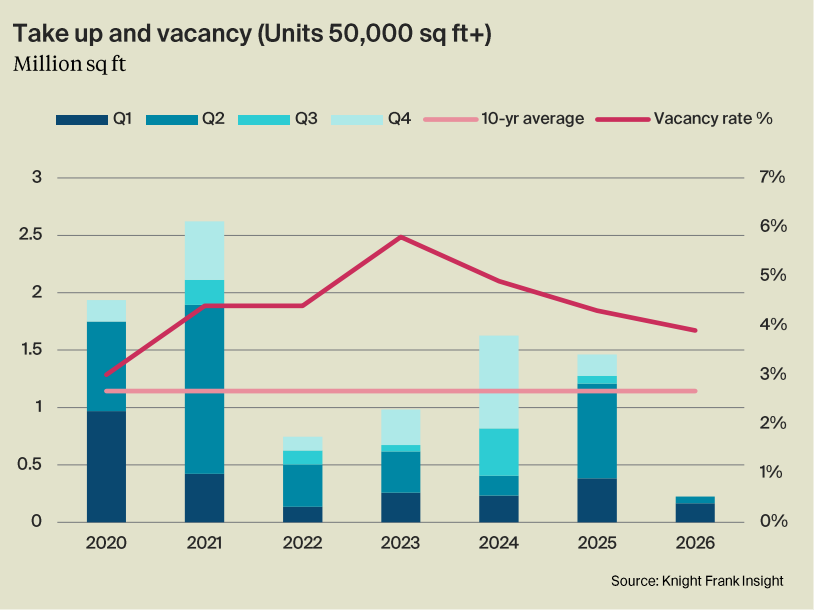
Scotland

57k sq ft
Occupier take up Q2 2026

3.9%
Vacancy rate Q2 2026

£10.75 psf
Prime rents (Glasgow) Q2 2026

-%
Prime annual rental growth



TAKE UP HELD BACK BY A SHORTAGE OF MODERN SPACE

Just 57,463 sq ft of space transacted across Scotland in Q2 2026, down 65% q/q and 93% y/y. However, the slowdown reflects a lack of suitable supply rather than weakening occupier demand. Appetite for modern industrial and logistics space remains strong, but opportunities to secure it are limited.

Only one transaction completed during the quarter, with RWG leasing Units C-D, Wellshead Terrace in Aberdeen. The deal reinforces the market's reliance on second-hand stock, with occupiers continuing to adapt existing space to meet their requirements.

The longer-term picture tells a similar story. Across the four quarters to Q2 2026, only two transactions involved new-build space, accounting for just 13% of total take-up. With development activity remaining subdued, occupiers have increasingly been forced to compete for, or compromise on, second-hand accommodation.

SCARCE GRADE A SUPPLY CONTINUES TO TIGHTEN THE MARKET

Scotland's vacancy rate fell to 3.9% in Q2, down 10 basis points q/q and a full percentage point y/y, extending a sustained period of market tightening.

While total availability increased marginally to 2.6m sq ft, up 1.3% q/q, it remains 17% below the level recorded a year ago and low by historical standards. Second-hand accommodation continues to dominate supply, accounting for 98% of all available floorspace.

The more significant constraint is the shortage of Grade A accommodation. Only 112,218 sq ft of Grade A space is currently available across the whole of Scotland, leaving occupiers with very few modern options. With no speculative developments under construction, this imbalance between demand and quality supply is likely to persist in the near term.

There are, however, signs of future delivery. Planning has been secured for new warehouses at Eurocentral, Motherwell, 12 miles east of Glasgow city centre, where a new best-in-class industrial and logistics development is planned. The scheme comprises two units of approximately 80,000 and 120,000 sq ft targeting EPC A ratings and BREEAM Excellent accreditation. Construction is due to start this autumn, with practical completion expected by autumn 2027.

RENTAL LEVELS & OUTLOOK

Prime industrial rents in the Central Belt hold steady at £10.75 psf (units 50,000 sq ft+). Across Scotland, average rental growth is forecast at 2.2% for 2026, with the Central Belt set to outperform at around 3.7% (Knight Frank Insight).