

Commercial Property



Commercial Property Stock

Table 1 below provides data on the stock of commercial property in March 2008 for the Stirling Council area and Scotland, broken down by industrial, office and retail property. In March 2008, Stirling's commercial property stock consisted of:

- 239,396 sq m of industrial floorspace (580 units);
- 97,137 sq m of office floorspace (520 units);
- 141,988 sq m of retail floorspace (464 units).
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Table 1: Stock of Commercial Property, Stirling and Scotland, 31st March 2008

	Stirling		All Scotland	
	Units	Floorspace (sq m)	Units	Floorspace (sq m)
Industrial	580	239,396	22,831	19,465,829
Office*	520	97,137	21,064	6,245,758
Retail	464	141,988	17,527	4,288,609
* Includes Business Units				

Source: Scottish Property Network (2008)

In March 2008, the Stirling Council area contained 1.2 per cent of all industrial floorspace in Scotland, lower than its 1.7 per cent share of population, and 1.6 per cent of all office floorspace in Scotland, similar to its share of population. However, Stirling's share of retail floorspace was 3.3 per cent, higher than its share of population and indicating Stirling's role as a regional shopping centre.

Table 2 below shows time series data for Stirling's commercial property stock. The table shows that Stirling has experienced the following changes to its stock of commercial properties between March 2004 and March 2008:

- The stock of industrial floorspace has increased by 10,296 sq m since March 2004 (4.5 per cent).
- The stock of office floorspace has increased by 13,606 sq m since March 2004 (16.3 per cent).
- The stock of retail floorspace increased by 7,986sq m between March 2004 and September 2007 (6.0 per cent).

Table 2: Commercial Property Stock Time Series Data, Stirling Council Area, March 2004-March 2008

Date	Industrial Property Floorspace (sq m)	Office Property Floorspace (sq m)	Retail Property Floorspace (sq m)
March 2008	239,396	97,137	141,988
September 2007	238,922	94,873	139,340
March 2007	234,905	90,534	139,396
September 2006	234,214	92,858	141,043
March 2006	231,560	90,128	140,431
September 2005	230,868	87,340	135,209
March 2005	230,716	87,029	129,805
September 2004	229,693	84,897	130,790
March 2004	229,100	83,531	134,002

Source: Scottish Property Network (2008)

Available Commercial Property

Table 3 below provides data on available commercial property in March 2008 for the Stirling Council area and Scotland, broken down by industrial, office and retail property. In March 2008, available commercial property in Stirling consisted of:

- 8,644 sq m of industrial floorspace (24 units);
- 16,683 sq m of office floorspace (64 units);
- 12,988 sq m of retail floorspace (44 units).

Table 3: Available Commercial Property, Stirling and Scotland, 31st March 2008

	Stirling		All Scotland	
	Units	Floorspace (sq m)	Units	Floorspace (sq m)
Industrial	24	8,644	1,822	2,121,364
Office*	64	16,683	2,330	888,972
Retail	44	12,988	2,076	585,457
* Includes Business Units				

Source: Scottish Property Network (2008)

In March 2008, the Stirling Council area contained 0.4 per cent of all available industrial floorspace in Scotland, significantly lower than its 1.7 per cent share of population, and 1.9 per cent of all available office floorspace in Scotland, slightly higher than its share of population. Stirling had 2.2 per cent of available retail floorspace in Scotland in March 2008, higher than its share of population, but lower than its 3.3 per cent share of retail stock, indicating strong demand for retail property in the Stirling area.

Tables 4, 5 and 6 below show time series vacancy rate data for industrial, office and retail property in the Stirling Council area, benchmarked against data for Scotland as a whole.

Table 4 indicates that Stirling has a particularly tight industrial property market, with only 3.6 per cent of industrial floorspace in Stirling available on the property market, compared to the 10.9 per cent average for Scotland.

Table 4: Industrial Property Availability Rates (Available Floorspace as % Total Floorspace), Stirling and Scotland, March 2004 – March 2008

		Stirling	Scotland
		Floorspace (sq m)	Floorspace (sq m)
Industrial Property	<i>Mar-08</i>	3.6	10.9
	<i>Sep-07</i>	4.0	10.0
	<i>Mar-07</i>	1.6	11.1
	<i>Sep-06</i>	2.4	12.3
	<i>Mar-06</i>	2.2	11.7
	<i>Sep-05</i>	1.9	12.1
	<i>Mar-05</i>	2.4	12.5
	<i>Sep-04</i>	0.9	12.5
	<i>Mar-04</i>	0.9	13.7

Source: Scottish Property Network (2008)

Table 5 indicates that while Stirling experienced a dip in the supply of available office property between March 2005 and September 2006 compared to the Scottish average, the amount of available office floorspace increased over 2007.

Table 5: Office Property Availability Rates (Available Floorspace as % Total Floorspace), Stirling and Scotland, March 2004 – March 2008

		Stirling	Scotland
		Floorspace (sq m)	Floorspace (sq m)
Office Property*	<i>Mar-08</i>	17.2	14.2
	<i>Sep-07</i>	19.3	13.8
	<i>Mar-07</i>	14.8	13.5
	<i>Sep-06</i>	12.1	13.6
	<i>Mar-06</i>	10.8	14.4
	<i>Sep-05</i>	13.6	15.9
	<i>Mar-05</i>	15.9	15.1
	<i>Sep-04</i>	15.7	15.1
	<i>Mar-04</i>	21.0	15.0

*Includes Business Units

Source: Scottish Property Network (2008)

Table 6 below indicates that Stirling has a fairly tight retail property market, with 9.1 per cent of retail property in Stirling available on the market, in comparison to the 13.7 per cent average for Scotland.

Table 6: Retail Property Availability Rates (Available Floorspace as % Total Floorspace), Stirling and Scotland, March 2004 – March 2008

		Stirling	Scotland
		Floorspace (sq m)	Floorspace (sq m)
Retail Property	<i>Mar-08</i>	9.1	13.7
	<i>Sep-07</i>	7.6	14.1
	<i>Mar-07</i>	8.7	13.6
	<i>Sep-06</i>	7.5	13.1
	<i>Mar-06</i>	9.7	14.2
	<i>Sep-05</i>	8.2	12.4
	<i>Mar-05</i>	10.4	11.1
	<i>Sep-04</i>	9.3	7.0
	<i>Mar-04</i>	7.5	10.3

Source: Scottish Property Network (2008)

Commercial Property Enquiries

Stirling Council received 1,915 commercial property enquiries between 1st April 2007 and 31st March 2008. Table 7 below breaks these enquiries down by type of commercial property being sought. The percentages total more than 100 per cent because individuals can inquire about more than one type of property at once.

Industrial and retail enquiries account for the highest percentages of all enquiries, reflecting the tight property market in Stirling for these types of premises. There were also a large number of enquiries (641) relating to land, showing that there is strong demand from business for land in the Stirling Council area to build their own premises.

Table 7: Property Enquiries by Property Type, Stirling Council Area, 1st April 2007 – 31st March 2008

Property Type	Number of Enquiries	% Total Enquiries (1,915)
Industrial	773	40
Retail	733	38
Land	641	33
Office	591	31
Leisure	288	15
Miscellaneous	479	25

Source: Scottish Property Network (2008)

Of the 1,915 commercial property enquiries, 797 (42 per cent) were searches made across the whole of the Stirling Council area. 1,118 enquiries were in relation to specific towns, villages and business locations within the Stirling Council area. Table 8 below provides a breakdown of specific location searches, including the number of searches conducted for each area and percentage of total enquiries. As might be expected, the highest proportion of searches by specific location were for Stirling, Dunblane and Bridge of Allan, areas with concentrations of population and business.

Table 8: Property Enquiries by Location, Stirling Council Area, 1st April 2007 – 31st March 2008

Location Searched For	Number of Enquiries	% Total Enquiries (1,135)
Specific Business Locations		
Back O'Hill Industrial Estate	9	0.5
Bandeath Industrial Estate	7	0.4
Broadleys Business Park	3	0.2
Broadleys Industrial Estate	4	0.2
Castle Craig Business Park	3	0.2
Crawford Arcade	5	0.3
Dunblane Business Park	3	0.2
Laurelhill Business Park	6	0.3
Phoenix Industrial Estate	1	0.1
Springkerse Industrial Estate	14	0.7
Springkerse Trade Park	1	0.1
Stirling Business Centre	3	0.2
Stirling Enterprise Park	2	0.1
Stirling University Innovation Park	5	0.3
Thistle Shopping Centre	7	0.4
Villages / Towns / City		
Aberfoyle	21	1.1
Balfroun	7	0.4
Bannockburn	72	3.8
Blairlogie	3	0.2
Blanefield	8	0.4
Bridge of Allan	175	9.1
Callander	99	5.2

Cowie	7	0.4
Crianlarich	5	0.3
Doune	66	3.4
Drymen	40	2.1
Dunblane	216	11.3
Fintry	9	0.5
Killearn	20	1.0
Killin	8	0.4
Kippen	31	1.6
Lochearnhead	5	0.3
Stirling	649	33.9
Strathblane	21	1.1
Throsk	37	1.9
Outside Stirling Council area	2	0.1

Source: Scottish Property Network (2008)

Table 9 below shows a breakdown of property enquiries by purpose of enquiry. The table shows that of the 1,746 enquiries where a purpose of enquiry description was completed, nearly half (49 per cent) were made by new start companies looking for premises, reflecting Stirling's high business start up rate. The next most common reason for looking for property was for business expansions (19 per cent) and for business relocations (18 per cent).

Table 9: Property Enquiries by Purpose of Enquiry, Stirling Council Area, 1st April 2007 – 31st March 2008

Purpose of Enquiry Description	Number of Enquiries	% of enquiries providing description of purpose of enquiry
New Start	856	49%
Expansion	329	9%
Relocation	321	18%
Other	75	4%
Additional Facility	103	6%
Unknown	59	3%
Rationalisation	3	0%

Source: Scottish Property Network (2008)

Commercial Property Rental Rates

Table 10 below provides data on prime commercial property rental rates per square foot. The table shows that rental rates in Stirling are extremely competitive in comparison to Aberdeen, Glasgow and Edinburgh, particularly for office and retail property.

Table 10: Prime Commercial Property Rental Rates Per Annum, 2007

	Prime industrial rent per sq ft	Prime office rent per sq ft	Prime retail rent per sq ft – Zone A
Stirling	£6.50	£16.00	£115
Aberdeen	£7.00	£27.00	£170
Glasgow	£6.50	£27.50	£255
Edinburgh	£7.00	£28.00	£220

Source: Ryden; Scottish Property Network; Jones Lang LaSalle; Stirling Council

Note: Data has been taken from various sources and from various periods in 2007.