

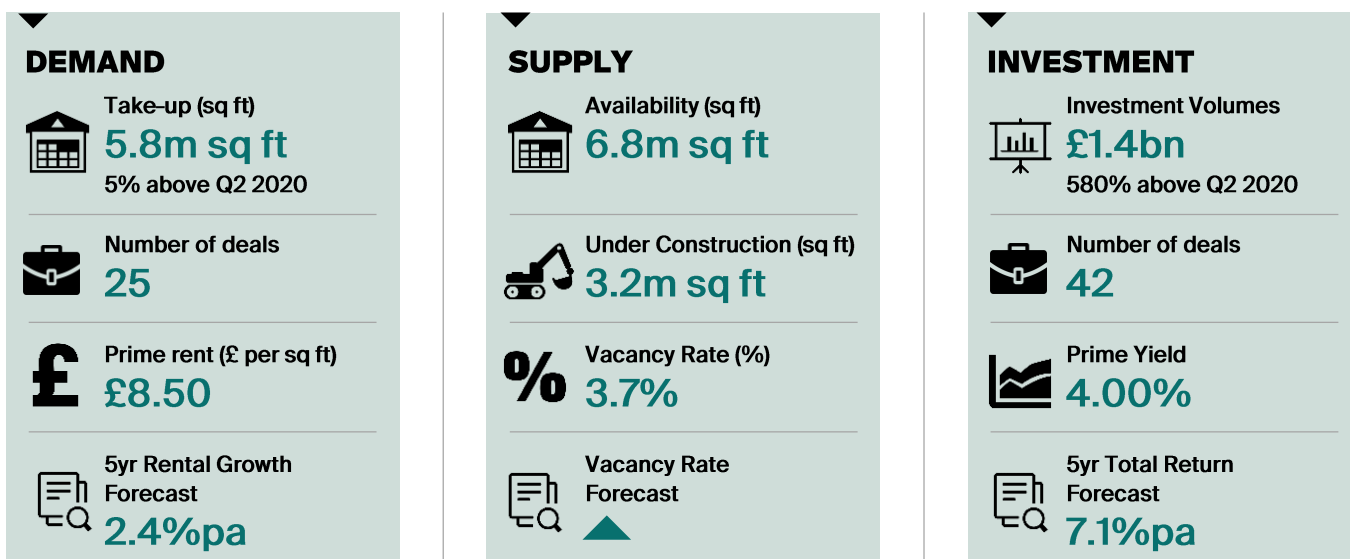
Updated quarterly, our dashboards provide a concise synopsis of activity in UK's industrial markets.



Midlands Industrial Market

knightfrank.com/research

Research, Q2 2021



Note: Units over 50,000 sq ft. Availability includes space under offer.

Source: Knight Frank, Property Data, RealFor.

Q2 2021 SUMMARY

The Midlands region has recorded a total of 5.8m sq ft of take up in the second quarter, bringing the total for H1 2021 to more than 10m sq ft. Distribution and e-commerce occupiers continue to dominate. Online retailer Buy It Direct has leased 525,000 sq ft at East Midlands Distribution Park, Castle Donnington and Boohoo has taken the former Arcadia warehouse in Daventry. Parcel delivery firm Whistl have taken 300,000 sq ft at Magna Park, Lutterworth.

Availability is highly constrained at present, there is currently 6.8m sq ft of space available, though more than 3m sq ft of this is currently under offer. Excluding units under offer, there are just 29 buildings available across the Midlands. Robust demand coupled with a lack of available space and limited construction activity makes a strong case for speculative development, across all size bands.



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