

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



South Yorkshire Industrial Market

Research, Q1 2020

DEMAND



Take-up Q1 2020 (sq ft)
161,000



Number of deals
2



Prime rent (£ per sq ft)
£5.95



Forecast - Nominal rental growth
1.66%

SUPPLY



Availability (sq ft)
3.75m



Under construction (sq ft)
967,000



Vacancy rate (%)
4.8%



Vacancy Rate Outlook

INVESTMENT



Investment volumes Q1 2020
4m



Number of deals
4



Prime yield (%)
5.00%



Forecast - Total return 2020
6.79%

Note: Units over 50,000 sq ft

Source: Knight Frank, RealFor

OUTLOOK

Despite limited take up in Q1 2020, market fundamentals remained positive, with robust levels of occupier requirements recorded prior to Covid-19.

Following Covid-19, we have seen a reduction in enquiry levels across all size bands. However, we are hopeful of a resurgence in occupier requirements post lockdown. We have seen a spike in requirements for larger buildings driven by short term covid-19 linked requirements (driven by food retailers or emergency stock piling requirements) with a focus here on fitted buildings and flexibility

The regional market was robust prior to entering into this period of uncertainty with a relatively limited supply of properties, especially at the smaller end of the market and are hopeful that they market is well positioned well to bounce back following lockdown.



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