

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



South Yorkshire Industrial Market

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Research, Q2 2020

DEMAND

Take-up (sq ft)
719,032
63% above LTA

Number of deals
4

Prime rent (£ per sq ft)
£5.95

Rental Growth
Nominal 5yr CAGR
2.3%pa

Note: Units over 50,000 sq ft.
LTA = Long Term Average

SUPPLY

Availability (sq ft)
1.9m

Under Construction (sq ft)
888,120

Vacancy Rate (%)
2.4%

Vacancy Rate
Forecast
▲

INVESTMENT

Investment Volumes
23m
-56% below LTA

Number of deals
2

Prime Yield
5.00%

Total Return
Forecast 5yr CAGR
7.0%pa

Source: Knight Frank, RealFor.

Q2 SUMMARY

There continues to be limited supply across all size ranges in South Yorkshire. We have seen demand reignite following the easing of lockdown and on the whole headline rents have held up. Whilst this is the case the sector is not immune to the impact of covid-19 and we expect to see some supply re-enter the market over coming months as the true impact on the sector is realised.

Our enquiry analysis shows that enquiries have steadily been creeping up following lockdown easing and they are back to levels which we would usually expect.



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