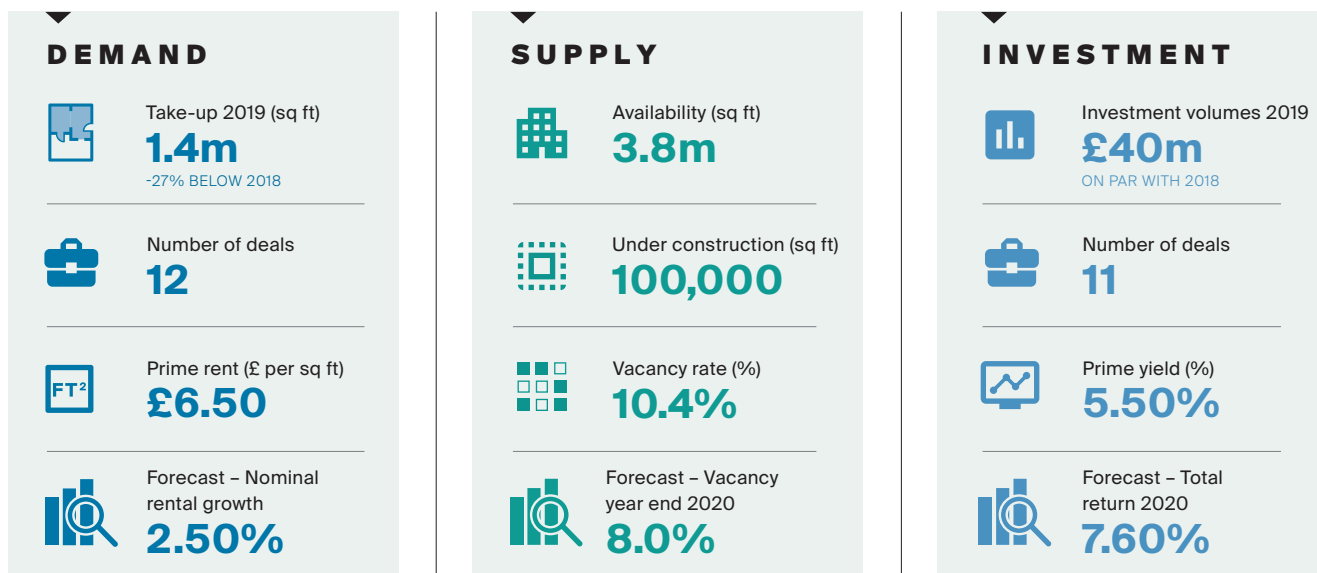


Wales Industrial Market

Research, 2019 Review



Note: Units over 50,000 sq ft.

Source: Knight Frank, RealFor.

2020 OUTLOOK

Rising customer expectation is sure to fuel demand for urban logistics solutions. Whilst there is no 'one size fits all', an increasing factor is customer proximity. This has resulted in DPD occupying a new purpose built 60,000 sq ft warehouse in Swansea, and DX acquiring warehouse space in Bridgend. This changing shift in retail will gather momentum in 2020 and create new requirements for mid-size and big box units.

Additionally, a lack of good quality stock will encourage traditional industrial occupiers to consider new build. Those with national operations are not baulking at higher headline rents as acquiring the right building in an optimum location is proving paramount.



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