

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



knightfrank.com/research

# Wales

# Industrial Market

Research, Q2 2021

## DEMAND

Take-up (sq ft)  
**720,000 sq ft**  
163% above Q2 2020

Number of deals  
**9**

Prime rent (£ per sq ft)  
**£6.50**

5yr Rental Growth  
Forecast  
**2.0%pa**

Note: Units over 50,000 sq ft.

## SUPPLY

Availability (sq ft)  
**6.1m**

Under Construction (sq ft)  
**130,000**

Vacancy Rate (%)  
**15.5%**

Vacancy Rate  
Forecast  
**▲**

## INVESTMENT

Investment Volumes  
**£21.5m**  
4200% above Q2 2020

Number of deals  
**7**

Prime Yield  
**5.25%**

5yr Total Return  
Forecast  
**7.2%pa**

Source: Knight Frank, Property Data, RealFor.

## Q2 2021 SUMMARY

Strong occupier demand has continued this quarter, with local occupiers expanding their facilities. This includes CCS McClays taking 74,000 sq ft in Cross Keys, Something Different acquiring 150,000 sq ft in Swansea and E-Warehousing adding a further 60,000 sq ft at Pontypool. The largest deal this quarter was the letting of 120,000 sq ft at Fforest Farm, Junction 32, Cardiff to Cytiva.

In the second half of the year, we expect current market trends to continue. A number of buildings are currently under offer and this will drive take up and competition for assets will put upward pressure on headline rents and harden incentives and should provide the impetus for much needed speculative development.



**Neil Francis**  
Partner, Cardiff, Commercial  
+44 29 2044 0147  
neil.francis@knightfrank.com



**Claire Williams**  
Associate, Commercial Research  
+44 203 897 0036  
claire.williams@knightfrank.com

Knight Frank Research  
Reports are available at  
[knightfrank.com/research](https://knightfrank.com/research)



Knight Frank Research provides strategic advice, consultancy services and forecasting to a wide range of clients worldwide including developers, investors, funding organisations, corporate institutions and the public sector. All our clients recognise the need for expert independent advice customised to their specific needs. Important Notice: © Knight Frank LLP 2021 This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names..