

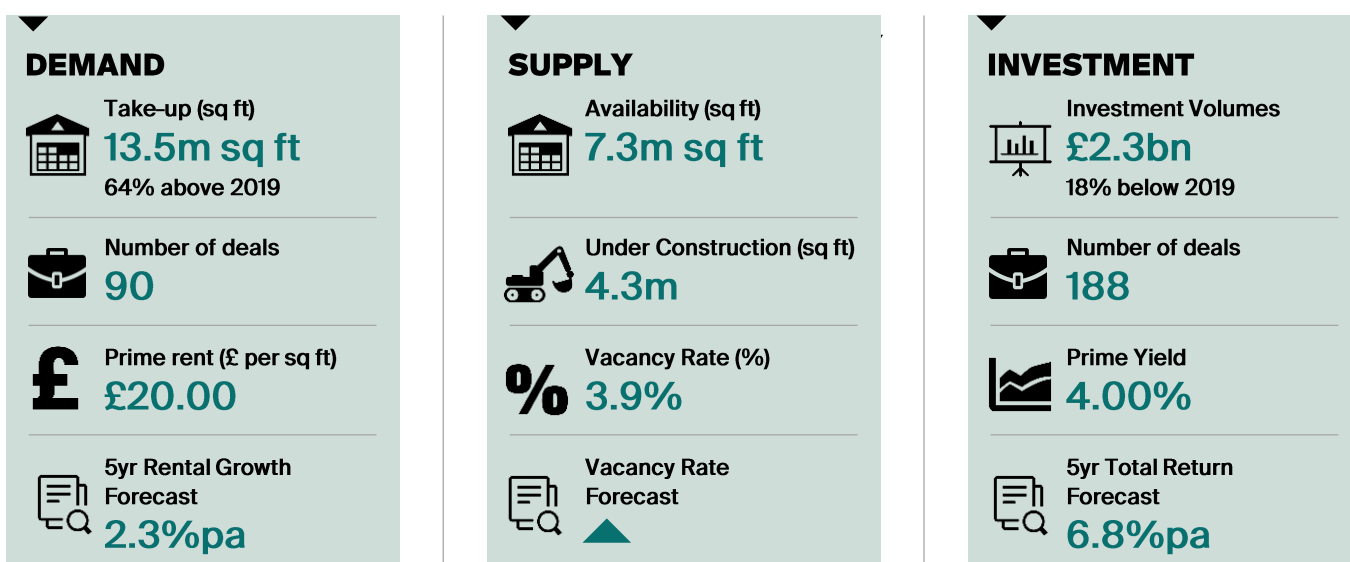
Updated quarterly, our dashboards provide a concise synopsis of activity in UK's industrial markets.



# London & SE Industrial Market

knightfrank.com/research

## Research, 2020 Review



Note: Units over 50,000 sq ft.

Source: Knight Frank, Property Data, RealFor.

## 2021 OUTLOOK

3PL's, parcel delivery companies and online retailers have been actively taking space in 2020 (e.g. DHL at London Gateway Thurrock), highlighting the pandemic-driven growth in online retail. We expect this theme to continue into 2021.

Quality space is in limited supply going into 2021. Vacancy rates and the amount of speculative development under construction have decreased over the past year. Business failures remain a threat and could lead to surplus stock being released to the market, particularly in "multi-let" estates. However, we are not currently experiencing an "overhang" of available space in this market.

The last minute EU - UK trade deal averted chaos and should serve to safeguard the UK's export market. Some companies have sought to increase their storage capacity in order to minimise Brexit impacts (e.g. Belgian Weerts Group recently took space at Suffolk Park, Bury St Edmunds) and this is likely to remain a trend in 2021 as companies seek to minimise the administrative and logistical implications of Brexit.



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