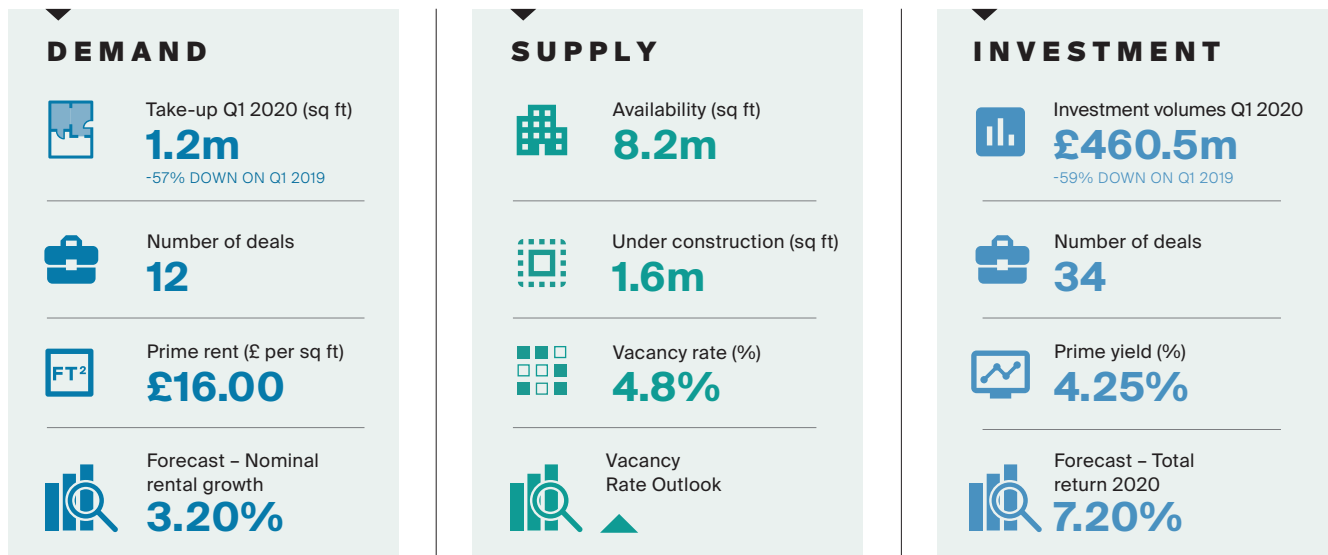


London & South East Industrial Market

Research, Q1 2020



Note: Units over 50,000 sq ft

Source: Knight Frank, RealFor

MARKET OUTLOOK

There has been continued, albeit subdued activity in the logistics and industrial occupational market in London and the South East over the first quarter of 2020. A total of 1.2m sq ft of space has been taken up across 10 transactions (units of over 50,000 sq ft). This compares to 2.85m sq ft across 20 transactions in Q1 2019. Whilst demand remained relatively strong, confidence was no doubt eroded by political and economic uncertainty over Brexit and UK Government elections.

Reassuringly Q4 2019 saw 22 transactions complete totalling 2.1m sq ft. The full extent of the damage caused by the Covid-19 crisis to the market's demand and supply fundamentals is not yet clear, however we expect a temporary reduction in enquiries during Q2 followed by a surge in Q3 and beyond.



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