

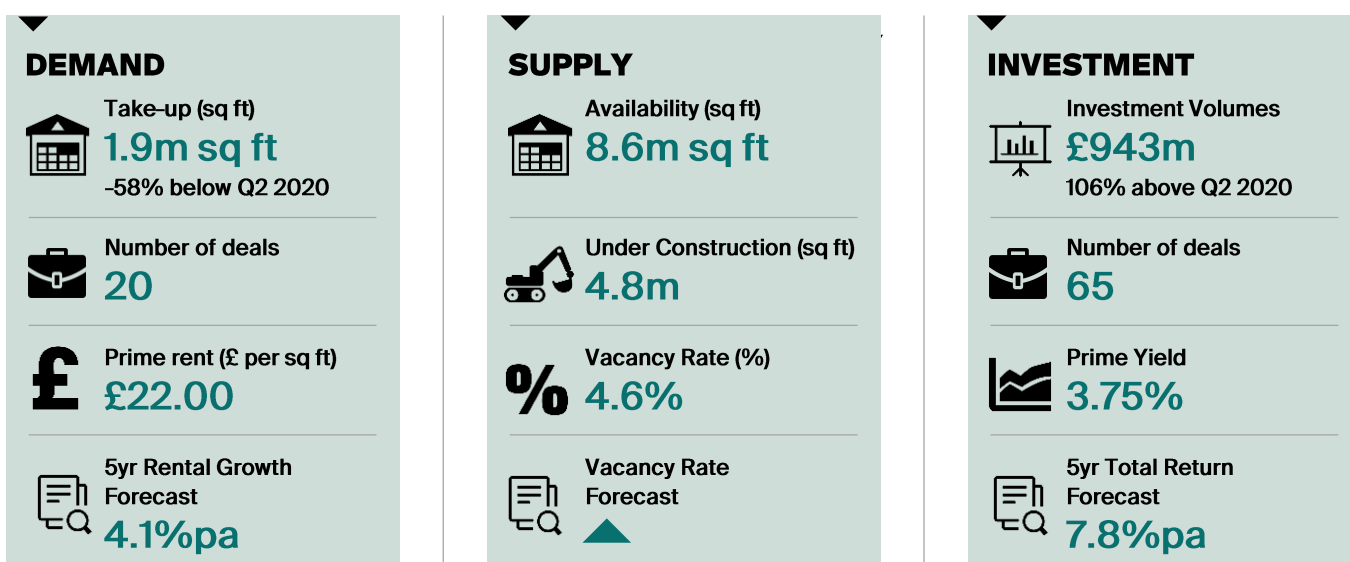
Updated quarterly, our dashboards provide a concise synopsis of activity in UK's industrial markets.



London & SE Industrial Market

Research, Q2 2021

knightfrank.com/research



Note: Units over 50,000 sq ft.

Source: Knight Frank, Property Data, RealFor.

Q2 2021 SUMMARY

There has been no let up for London and the South East's Logistics & Industrial market in Q2 2021. With the country still in the grip of Covid-19, the need for industrial and warehouse space particularly by those involved in online retail and e-commerce has only strengthened further. In general terms demand remains strong across the enquiry size spectrum, there is a continued shortage of available good quality and new industrial / warehouse properties ensuring that rents continue to rise and incentives remain low. Freehold options are certainly few and far between.

Whilst take-up by volume has dropped when compared to Q2 2020, the number of actual transactions has increased by 18%. Prime rents have increased by 10% and the 5-year rental growth forecast has seen a series of upward revisions and now stands at an average of 4.1% per annum. All encouraging signs for investors as evidenced by a 106% increase in investment volumes to £943m over 65 transactions.



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