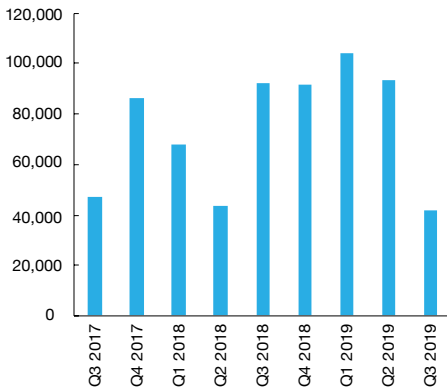


There were 25 deals in Q3 with a total of 42,000 sq m transacting, less than half the quantum achieved during the same period last year. However, based on the first nine months of the year, take-up is 17% higher at 240,000 sq m. Lettings accounted for 70% of activity in Q3 with sales comprising the remaining 30%.

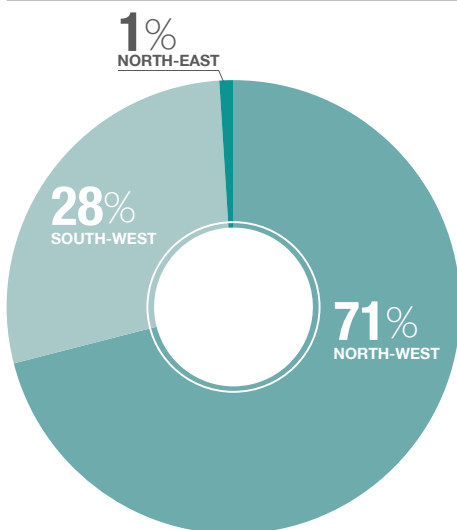
FIGURE 1  
Industrial take-up sq m



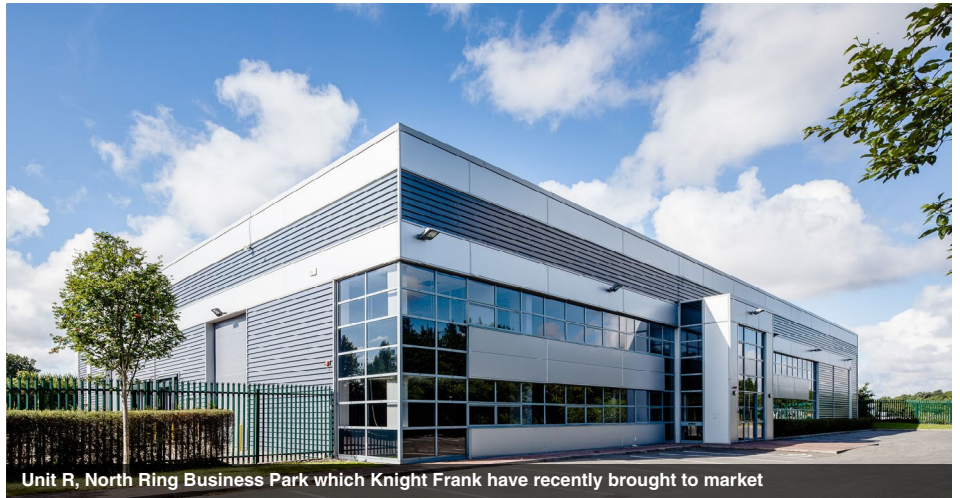
Source: Knight Frank Research

Looking at the geographical spread of activity within Dublin, the North-West accounted for the vast majority of take-up with a 71% market share, followed by the South-West with 28%. The North-East accounted for just 1%.

FIGURE 2  
Transactions by location



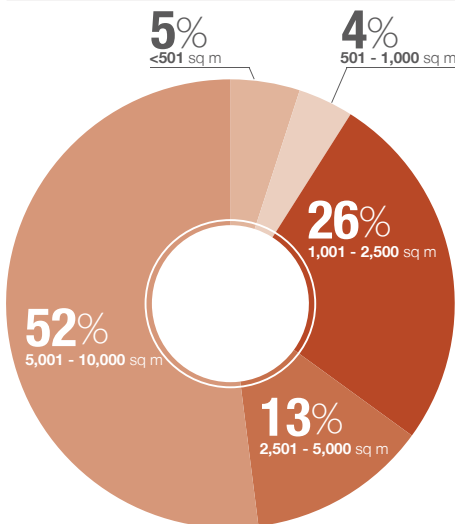
Source: Knight Frank Research



Unit R, North Ring Business Park which Knight Frank have recently brought to market

Looking at deal size, although there were no deals in excess of 10,000 sq m, there were three deals between 5,000-10,000 sq m which accounted for 52% of the market. Two of these were located in Northwest Business Park, Ballycoolin with home heating supplier Joule letting 8,612 sq m at Unit 407 in what was the largest transaction of Q3, while warehousing and distribution company McQuaid O’Flanagan took 6,528 sq m at Unit 200. Elsewhere, 6,484 sq m was acquired at Santry Hall Industrial Estate although it is expected that a residential scheme targeting the private rented sector will be developed at the site.

FIGURE 3  
Transactions by deal size



Source: Knight Frank Research

**42,000**  
sq m of take-up  
transacted in Q3 2019

Highlighting the ongoing shortage of modern industrial space, there was only one deal in Q3 that involved new industrial stock, namely the letting of 2,718 sq m at Condor House, Dublin Airport Logistics Park - completed by Rohan Holdings in Q4 2018 - to airport services provider Dnata. This was just one of two deals to transact between 2,500-5,000 sq m, the other being the letting of 2,882 sq m at the former Silverdale Facility, Rialto to Dublin Street Parking Services. In total, the 2,500-5,000 sq m range accounted for 13% of the market while deals less than 2,500 sq m comprised 35% of take-up.

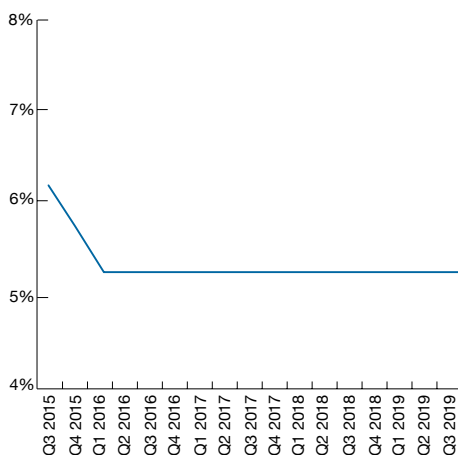
With prime rents currently standing at €105 psm, efforts are being made to address the lack of new industrial stock as new construction activity gathers pace. For example, Greenogue and Aerodrome Business Parks are seeing heightened development

activity with IPUT having recently been granted planning permission for two large logistics units extending to 15,000 sq m and 11,000 sq m respectively. In addition, Jordanstown Properties Ltd has planning in place for 46,000 sq m split between two units. Finally, Exeter Properties Ltd are nearing completion of Unit 527 which will extend to 7,000 sq m while they also have planning for two further units of 5,000 and 8,000 sq m.

Investor activity was constrained in Q3 with just three deals transacting for a combined sum of €34 million. This included the sale of Units 4 and 5, Mygan Business Park for €11.2 million at a net initial yield of 4.83%.

Prime industrial yields across the Dublin market remained stable at 5.25%.

FIGURE 4  
Prime industrial yields



Source: Knight Frank Research

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**Top 10 industrial transactions**

Property	District	(Sq m)	Type
Unit 407, Northwest Business Park, Ballycoolin, Dublin 15	North-West	8,612	Letting
Unit 200, Northwest Business Park, Ballycoolin, Dublin 15	North-West	6,528	Letting
Properties at Santry Hall Industrial Estate, Santry, Dublin 9	North-West	6,484	Sale
Former Silverdale Facility, Rialto, Dublin 8	South-West	2,882	Letting
Condor House, Dublin Airport Logistics Park, St Margaret's Road, Co. Dublin	North-West	2,718	Letting
Unit 6.1, Woodford Business Park, Santry, Dublin 17	North-West	1,958	Sale
Unit 52, Robinhood Industrial Estate, Ballymount, Dublin 12	South-West	1,803	Sale
Unit 33, Robinhood Industrial Estate, Ballymount, Dublin 12	South-West	1,505	Letting
Unit 5A, Bluebell Industrial Estate, Bluebell, Dublin 12	South-West	1,263	Letting
Unit C1, Nangor Road Business Park, Park West, Dublin 12	South-West	1,252	Letting

Source: Knight Frank Research

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