

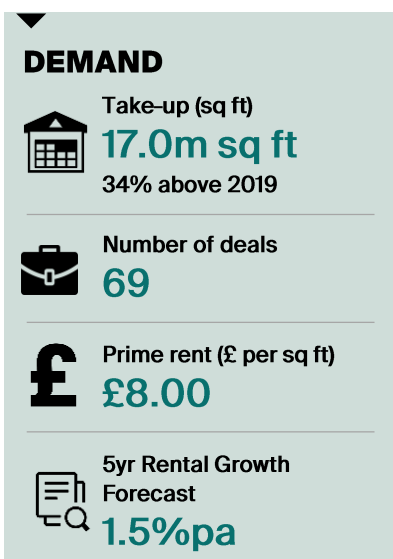
Updated quarterly, our dashboards provide a concise synopsis of activity in UK's industrial markets.



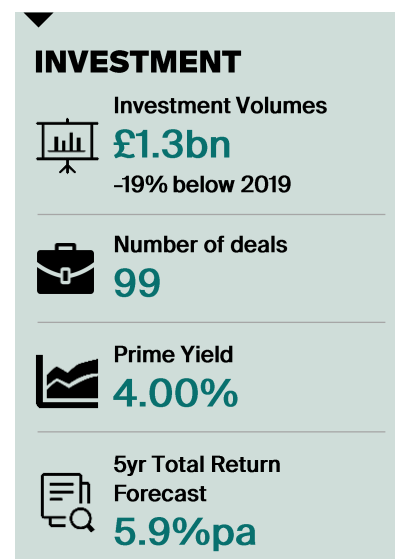
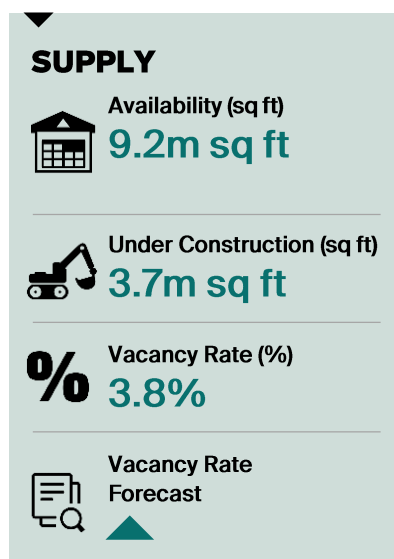
Midlands Industrial Market

knightfrank.com/research

Research, 2020 Review



Note: Units over 50,000 sq ft.



Source: Knight Frank, Property Data, RealFor.

2021 OUTLOOK

Midlands transactions totalled 17.01m sq ft in 2020, with the highest volume over 500,000 sq ft recorded in the past 5 years. Occupiers have favoured existing buildings over built to suit over the past 12 months, with 72% of transactions being on buildings ready for immediate occupation. The Midlands market has again been dominated by the distribution markets, accounting for 90% of total transactions. Third Party Logistics and end user distribution companies have been the most active occupiers taking 70% of total transactions, with direct e-commerce accounting for 19%. Manufacturing transactions have fallen this year, accounting for 11% of total take up.

Availability, including speculative under construction, at the end of 2020 stood at 12.9m sq ft equating to 9 months supply. With the lack of immediately available space the case for speculative development across the region is strong. With a continued squeeze on supply in 2021 there is likely to be further growth in the region.



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