

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



South West Industrial Market

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Research, Q3 2020

DEMAND

Take-up (sq ft)
2.8m sq ft
404% above LTA

Number of deals
4

Prime rent (£ per sq ft)
£7.25

Rental Growth
Nominal 5yr CAGR
1.2%pa

Note: Units over 50,000 sq ft.
LTA = Long Term Average

SUPPLY

Availability (sq ft)
3.3m

Under Construction (sq ft)
106,000

Vacancy Rate (%)
6.3%

Vacancy Rate
Forecast

INVESTMENT

Investment Volumes
£291m
242% above LTA

Number of deals
14

Prime Yield
4.75%

Total Return
Forecast 5yr CAGR
4.7%pa

Source: Knight Frank, RealFor.

Q3 SUMMARY

Take-up reached 2.8m sq. ft. in Q3. Activity was concentrated on the Swindon and Bristol markets. There is currently just 106,000 sq. ft. of speculative development in the region. The supply of large, new or Grade-A space remains tight. There are currently just three units over 250,000 sq. ft. available in the region.

The South West market has seen a record level of take-up this quarter due to a large pre-let in Swindon by an e-commerce retailer. While e-commerce retailers are firmly in expansion mode, many businesses are taking a more cautious approach and may be putting expansion or relocation plans on hold for now.



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