

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





South Yorkshire Industrial Market


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Research, 2020 Review

DEMAND

 Take-up (sq ft)
1.6m sq ft
9% above 2019


 Number of deals
15


 Prime rent (£ per sq ft)
£5.95 - £6.25


 5yr Rental Growth Forecast
1.4%pa



Note: Units over 50,000 sq ft.

SUPPLY


 Availability (sq ft)
3.7m


 Under Construction (sq ft)
422,721


 Vacancy Rate (%)
6.9%


 Vacancy Rate Forecast


INVESTMENT

 Investment Volumes
£97.0m
-49% below 2019

 Number of deals
13

 Prime Yield
4.75%

 5yr Total Return Forecast
6.2%pa

Source: Knight Frank, Property Data, RealFor.

2021 OUTLOOK

Despite Covid-19, the South Yorkshire Industrial Market has continued to perform well in 2020. We are seeing a number of new speculative developments come forward, attracting new headline rentals which we expect to continue into 2021.

Whilst we are seeing new developments in the mid box and big box size range, there continues to be a severe lack of stock in the pipeline sub 30,000 sq ft. We have seen enquiry levels bounce back and they are running significantly ahead of enquiry levels for previous years (month on month).

Given the robust occupational backdrop, the industrial investment market is forecast to be one of the strongest of the main real estate sectors over the next 5 years, but with fewer opportunities coming to market, downward pressure on pricing will continue for the foreseeable future.



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