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# South Yorkshire and North East Derbyshire Industrial Market

Research, Q2 2021

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## DEMAND

Take-up (sq ft)  
**2.6m sq ft**  
361% above Q2 2020

Number of deals  
**12**

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

5yr Rental Growth Forecast  
**2.1%pa**

Note: Units over 50,000 sq ft.

## SUPPLY

Availability (sq ft)  
**1.3m sq ft**

Under Construction (sq ft)  
**243,000 sq ft**

Vacancy Rate (%)  
**2.5%**

Vacancy Rate Forecast  
**▼**

## INVESTMENT

Investment Volumes  
**£214m**  
830% above Q2 2020

Number of deals  
**9**

Prime Yield  
**4.25%**

5yr Total Return Forecast  
**7.4%pa**

Source: Knight Frank, Property Data, RealFor.

## Q2 2021 SUMMARY

As expected with demand remaining robust, South Yorkshire has experienced another strong quarter resulting in H1 take up of 4.7m sq ft (units 50,000 sq ft +), already 147% up on the average annual take up over the past 5-years. There is now an acute shortage of accommodation 50,000 sq ft plus, with the majority of the supply being under offer / with advanced interest. Notable transactions this quarter include the letting of 411,000 sq ft at Gateway 4, Doncaster to Geodis, PLP Smithywood letting of 346,000 sq ft to Advanced Supply Chain and GLPs lettings of 278,000 sq ft at G Park Doncaster.

Speculative developments at Ergo Park Sheffield, IPort Doncaster and Woodhouse Link Sheffield have started on site and further speculative developments such as Mammoth 602, G Park Doncaster and Bessemer Park have been announced. As new developments enter the market we expect to see rental growth across all size ranges.



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