

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



South Yorkshire Industrial Market

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Research, Q3 2020

DEMAND

Take-up (sq ft)
436,000
-1% below LTA

Number of deals
4

Prime rent (£ per sq ft)
£5.95

Rental Growth
Nominal 5yr CAGR
1.0%pa

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

SUPPLY

Availability (sq ft)
3.7m

Under Construction (sq ft)
534,664

Vacancy Rate (%)
6.9%

Vacancy Rate
Forecast
▼

INVESTMENT

Investment Volumes
£24.9m
-37% below LTA

Number of deals
4

Prime Yield
5.00%

Total Return
Forecast 5yr CAGR
5.2%pa

Source: Knight Frank, RealFor.

Q3 SUMMARY

As lockdown eased in June we have seen continued activity across all size ranges with increased levels of enquiries when compared to previous years.

There continues to be a supply and demand imbalance at the smaller end of the market and as yet we haven't seen a flurry of buildings re-enter the market but this could change as things evolve. At the large end of the market, The 3PL sector along with NHS / Covid-19 related requirements are proving active with a number of requirements circulating the region.

Online retailers and delivery firms have been active this quarter, with DHL acquiring 78,000 sq. ft. of space at Trebor Developments newly completed Atomic in Rotherham and online pet food retailer Butternut Box leasing 150,000 sq. ft. from Tritax Symmetry at Symmetry Park in Doncaster.



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