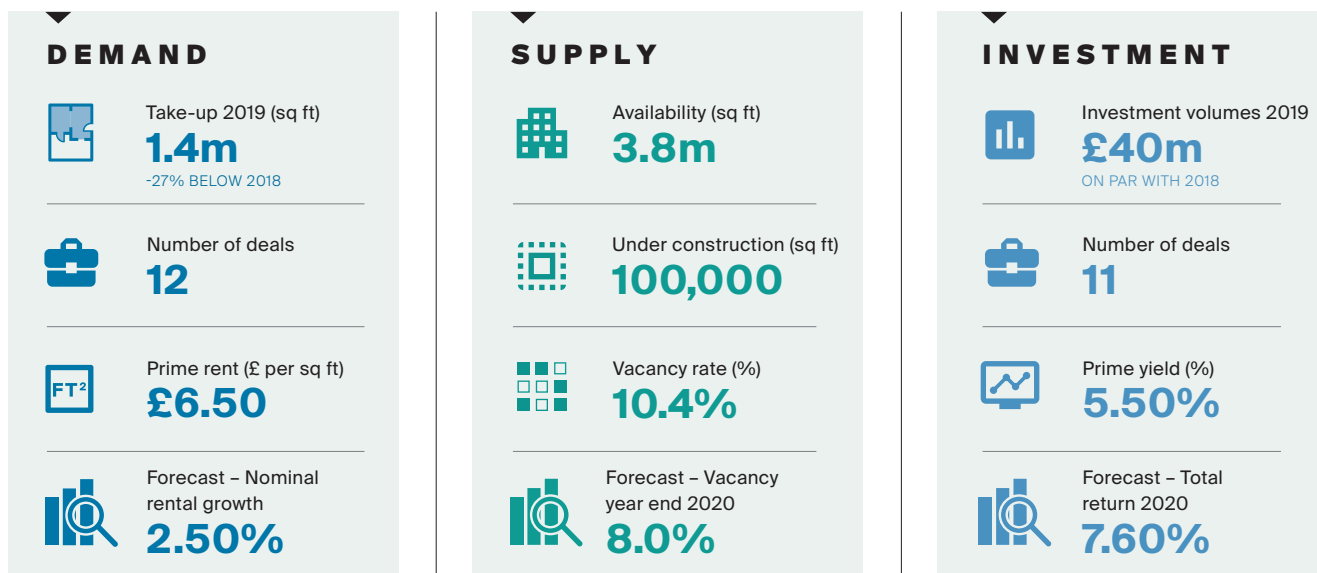


# Wales Industrial Market

## Research, 2019 Review



Note: Units over 50,000 sq ft.

Source: Knight Frank, RealFor.

## 2020 OUTLOOK

Rising customer expectation is sure to fuel demand for urban logistics solutions. Whilst there is no 'one size fits all', an increasing factor is customer proximity. This has resulted in DPD occupying a new purpose built 60,000 sq ft warehouse in Swansea, and DX acquiring warehouse space in Bridgend. This changing shift in retail will gather momentum in 2020 and create new requirements for mid-size and big box units.

Additionally, a lack of good quality stock will encourage traditional industrial occupiers to consider new build. Those with national operations are not baulking at higher headline rents as acquiring the right building in an optimum location is proving paramount.



### Neil Francis

Partner Cardiff Commercial  
+44 29 2044 0147  
neil.francis@knightfrank.com



### Darren Mansfield

Partner Commercial Research  
+44 20 7861 1246  
darren.mansfield@knightfrank.com

**Knight Frank Research**  
Reports are available at  
[knightfrank.com/research](https://knightfrank.com/research)



Knight Frank Research provides strategic advice, consultancy services and forecasting to a wide range of clients worldwide including developers, investors, funding organisations, corporate institutions and the public sector. All our clients recognise the need for expert independent advice customised to their specific needs. Important Notice: © Knight Frank LLP 2020 This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank LLP for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of Knight Frank LLP to the form and content within which it appears. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.