

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



# Wales Industrial Market

Research, Q2 2020

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## DEMAND

Take-up (sq ft)  
**273,970**  
219% above Q2 2019

Number of deals  
**2**

Prime rent (£ per sq ft)  
**£6.50**

Rental Growth  
Nominal 5yr CAGR  
**2.7%pa**

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

## SUPPLY

Availability (sq ft)  
**5.1m**

Under Construction (sq ft)  
**110,00**

Vacancy Rate (%)  
**13.4%**

Vacancy Rate  
Forecast

## INVESTMENT

Investment Volumes  
**0.5m**

Number of deals  
**2**

Prime Yield  
**5.50%**

Total Return  
Forecast 5yr CAGR  
**7.9%pa**

Source: Knight Frank, RealFor.

## Q2 SUMMARY

There is no getting away from the uncertainty that COVID-19 and the subsequent lockdown has had on the market. Within South Wales though we have witnessed good levels of enquiries particularly for units of under 2,000 sq ft or over 15,000 sq ft. It has been well documented that there is a lack of good quality stock available within the region and whilst the fall out may release some units to the market it is clear that much of the stock is not suitable for the modern occupier. For example, operators needing 8m plus height or larger yards are looking at new build to fulfil requirements and we are pleased to report a number of enquiries in positive discussions about bespoke product. Where new build is not possible or viable it is those landlord willing to spend money on good quality refurbishment that are going to benefit in the long run. An interesting 6 months ahead.



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