

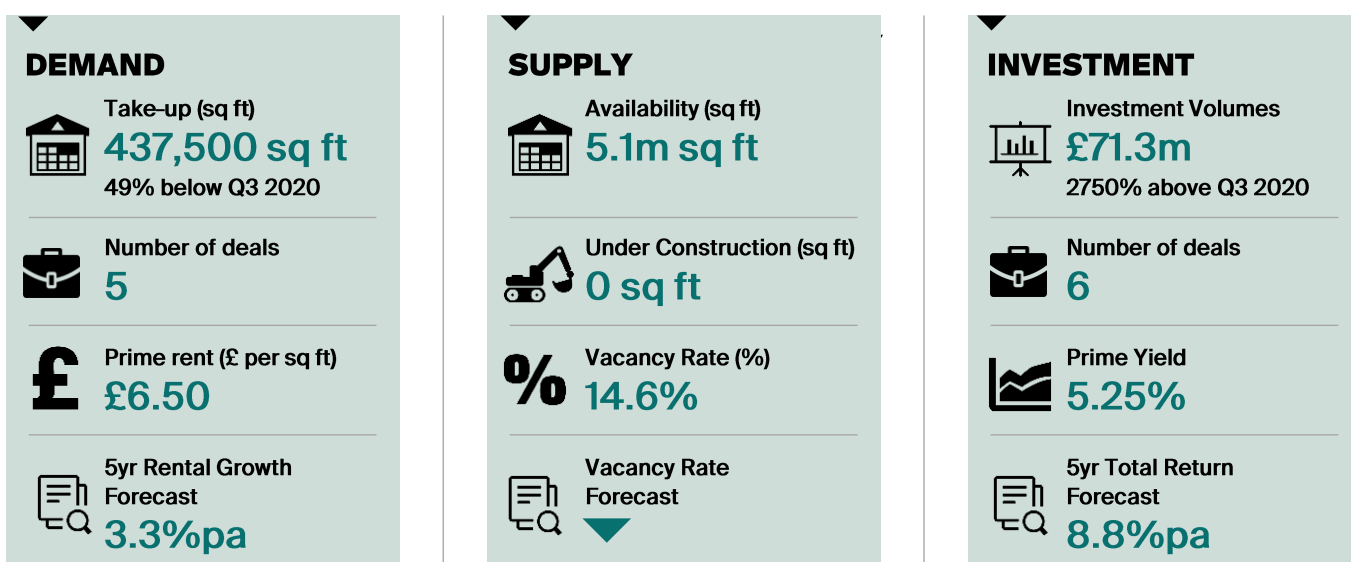
Updated quarterly, our dashboards provide a concise synopsis of activity in UK's industrial markets.



Wales Industrial Market

Research, Q3 2021

knightfrank.com/research



Note: Units over 50,000 sq ft.

Source: Knight Frank, Property Data, RealFor.

Q3 2021 SUMMARY

As expected, Q3 was a quieter quarter for leasing activity in Wales, with 437,500 sq ft of space taken up. E-Warehousing continued its expansion within the area by acquiring 114,000 sq ft at Avondale Industrial Estate during Q3, while Top Regal acquired 100,000 sq ft in Crumlin. The only freehold sale was of a 65,000 sq ft unit in Barry. Three out of the five transactions that took place during the quarter were in the distribution sector, where demand for warehousing is in increasing month on month.

In terms of new stock, St Modwen completed its 100,000 sq ft new build in Newport and demand for this property has been strong, with a number of viewings and terms proposed and a new record headline rent in South Wales is likely to be achieved for this unit. As we look to Q4, the picture remains positive with high levels of interest and many units under offer, which will assist in boosting take up figures for year end.



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