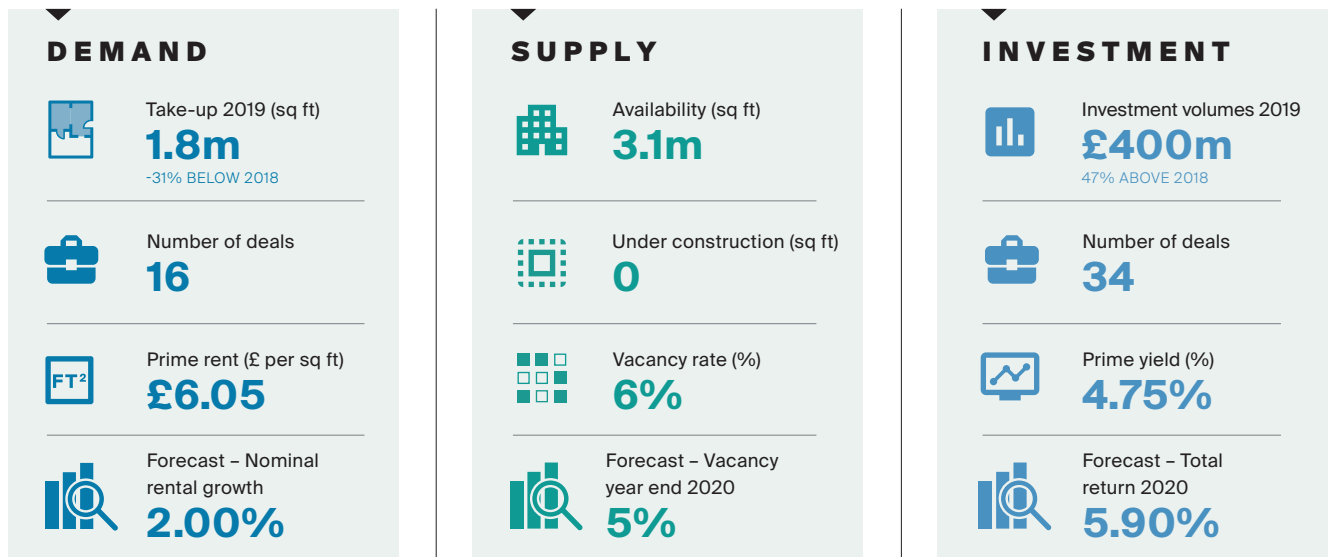


# West Yorkshire Industrial Market

## Research, 2019 Review



Note: Units over 50,000 sq ft

Source: Knight Frank, RealFor

## 2020 OUTLOOK

The continued lack of readily available opportunities and limited speculative development will fuel activity within the build to suit market, certainly in prime locations, such as high profile developments like Muse Developments Logic Leeds off J45 of the M1 and Opus North's new 50 acre Interchange 26 development situated off J26 of the M62. We expect, quoting rents on speculative schemes to be pitched higher, ranging from £6.25-£6.75 per sq ft for mid-box and £5.95-£6.25 per sq ft for units over 100,000 sq ft, which reflects a jump of around 0.20-0.50p per sq ft on 2019 figures.



### Iain McPhail

Partner Leeds Commercial  
+44 113 297 1843  
iain.mcphail@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.