

West Yorkshire Industrial Market

Research, Q1 2020

DEMAND



Take-up Q1 2020 (sq ft)
674,000



Number of deals
4



Prime rent (£ per sq ft)
£6.05



Forecast - Nominal rental growth
2.99%

SUPPLY



Availability (sq ft)
1.47m



Under construction (sq ft)
116,433



Vacancy rate (%)
2.7%



Vacancy Rate Outlook

INVESTMENT



Investment volumes Q1 2020
£74.3m



Number of deals
12



Prime yield (%)
4.75%



Forecast - Total return 2020
7.18%

Note: Units over 50,000 sq ft

Source: Knight Frank, RealFor

OUTLOOK

There has been continued activity in the industrial and logistics occupational market during the first quarter of 2020 with The Range taking the 550,000 sq ft former Poundworld distribution unit in January on a long term lease. Further notable deals have exchanged in the region including the pre-letting of a 57,350 sq ft new build at Total Park in Leeds to DHL and the recent sale of the 66,000 sq ft Phoenix66; a speculative new build warehouse situated off junction 31 of the M62 in Featherstone. We have seen a spate of large short-term requirements circulate at the end of the quarter, (mainly deriving from the food retail sector). We anticipate that there will be a temporary reduction in enquiries and demand in the second quarter, but fully expect the market to pick up in Q3.



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