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# West Yorkshire & The Humber Industrial Market

Research, Q2 2020

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## DEMAND

Take-up (sq ft)  
**2.1m sq ft**  
95% above LTA

Number of deals  
**2**

Prime rent (£ per sq ft)  
**£6.05**

Rental Growth  
Nominal 5yr CAGR  
**0.3%pa**

## SUPPLY

Availability (sq ft)  
**3.1m sq ft**

Under Construction (sq ft)  
**629,283**

Vacancy Rate (%)  
**5.9%**

Vacancy Rate  
Forecast  
**▲**

## INVESTMENT

Investment Volumes  
**164m**  
89% above LTA

Number of deals  
**5**

Prime Yield  
**5.00%**

Total Return  
Forecast 5yr CAGR  
**3.5%pa**

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

Source: Knight Frank, RealFor.

## Q2 SUMMARY

An immediate slowdown in enquiries and transactions was the initial market reaction to the Covid outbreak and lockdown. An upturn in large UK wide short-term warehouse requirements followed, focused primarily on existing fitted buildings and largely deriving from the food retail sector and the NHS. Since May, occupier confidence has improved and activity has returned, albeit the market has generally performed well during this unprecedented period. We have seen two large warehouse transactions complete which amounted to just over 2m sq ft and driven by the e-commerce and parcel carrier occupier sectors. There continues to be a pressing need for further speculative development in the area with no grade A existing space currently available over 100,000 sq ft. We do however expect to see a developer response in 2020 and into 2021 with Panattoni breaking ground on their 512,000 sq ft warehouse at Knottingley off Jct 33 of the M62, PLP gaining detailed planning consent for a two unit warehouse scheme at Silkwood Park in Wakefield off Jct 40 of the M1 and Tungsten set to spec a 230,000 sq ft unit at Interchange 26 near Bradford.



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