

BAROMETER

Autumn 2018



TAKE-UP FOR 100,000 SQ FT+ UNITS HAS BEEN **CONSISTENT** OVER THE LAST FIVE YEARS (**AVG 27M SQ FT**).



2018 TAKE-UP MAY BREACH **30M SQ FT** AND COME CLOSE TO THE 2016 RECORD LEVELS.



STRONG E-COMMERCE DRIVEN DEMAND AND LIMITED SPEC DEVELOPMENT IS CONTRIBUTING TO **ANNUAL RENTAL GROWTH** IN MOST REGIONS, LED BY THE NORTH EAST (17.6%) AND SOUTH WEST & WALES (9.6%) FOR BIG SHEDS AND THE NORTH EAST (17.9%) AND GREATER LONDON (13.5%) FOR SMALL SHEDS.



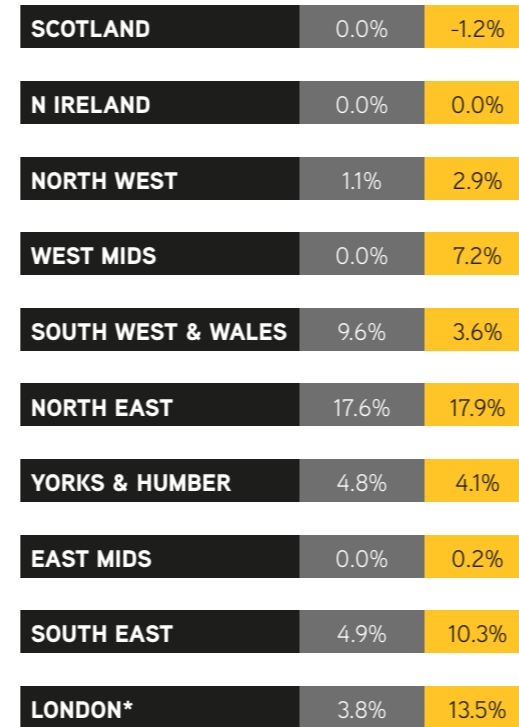
CURRENTLY, THERE ARE **LESS THAN THREE MONTHS'** SUPPLY OF SPEC 100,000 SQ FT+ UNITS, WHICH WILL MAINTAIN RENTAL PRESSURE.



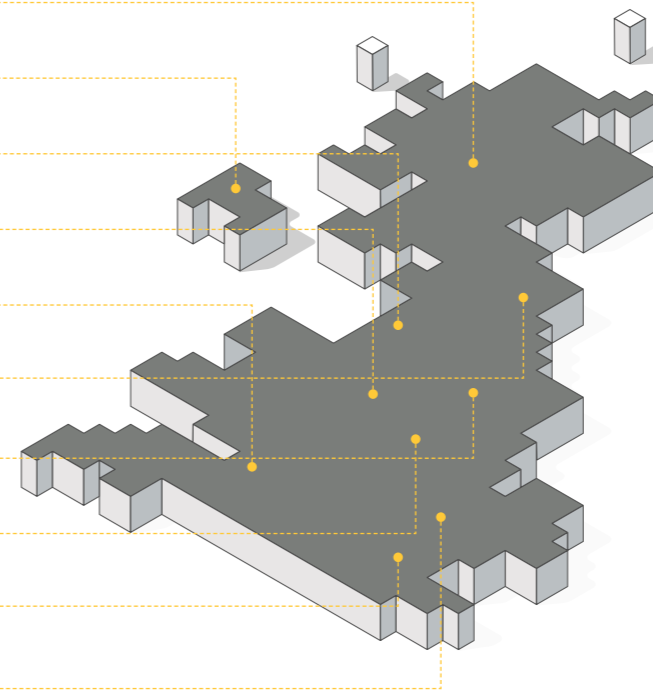
WE HAVE SEEN VERY **LITTLE MARKET IMPACT** RESULTING FROM THE POLITICAL AND BREXIT TURMOIL, WHICH IS VERY POSITIVE. UNSURPRISINGLY, ONE OR TWO LARGER REQUIREMENTS HAVE BEEN PLACED ON HOLD BUT, FROM A SECTOR PERSPECTIVE, WE ARE CONFIDENT ABOUT 2019.

ANNUAL RENTAL CHANGE

Big sheds Small Sheds

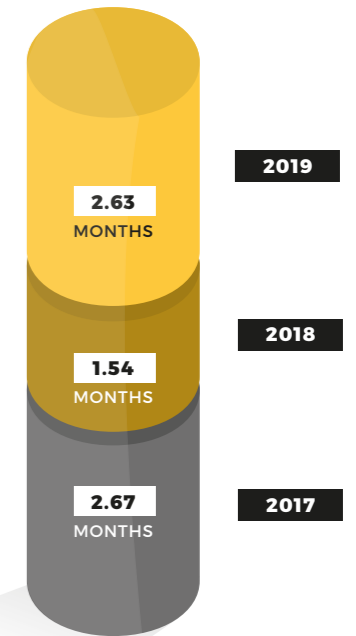


*Big Sheds: West London
Small Sheds: Greater London



MONTHS' SUPPLY OF SPEC UNITS (>100,000 SQ FT)

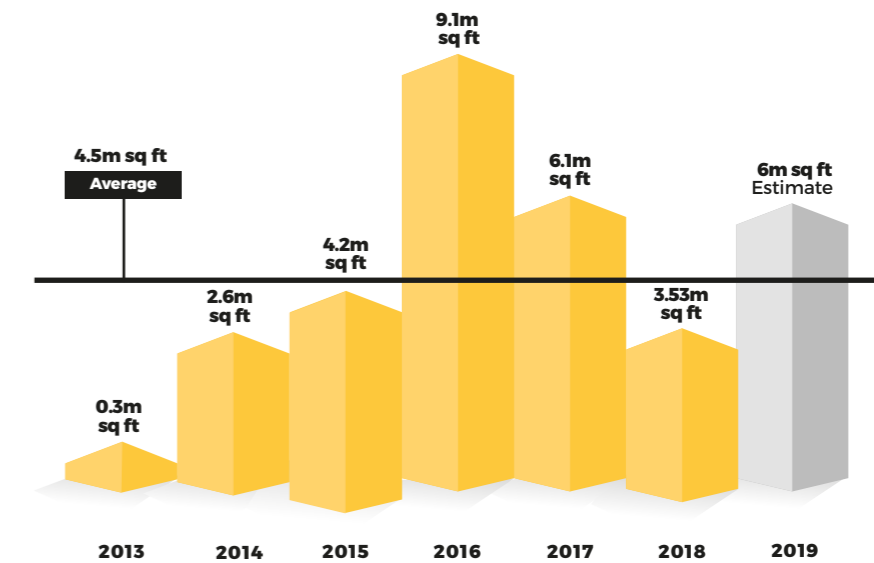
(>100,000 SQ FT)



UK SPEC DEVELOPMENT (>100,000 SQ FT)

(>100,000 SQ FT)

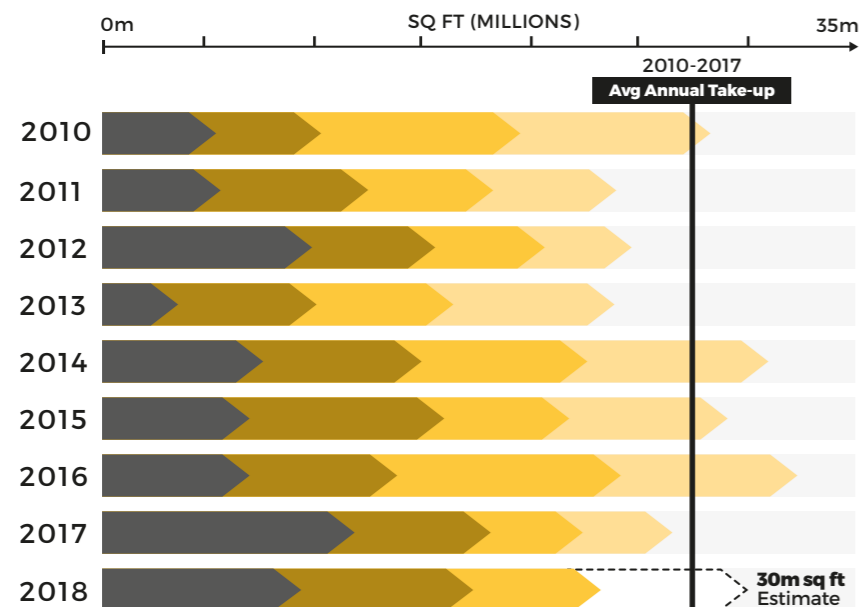
Spec Development 2019 Estimate Avg 2013-17



UK INDUSTRIAL TAKE-UP (>100,000 SQ FT)

(>100,000 SQ FT)

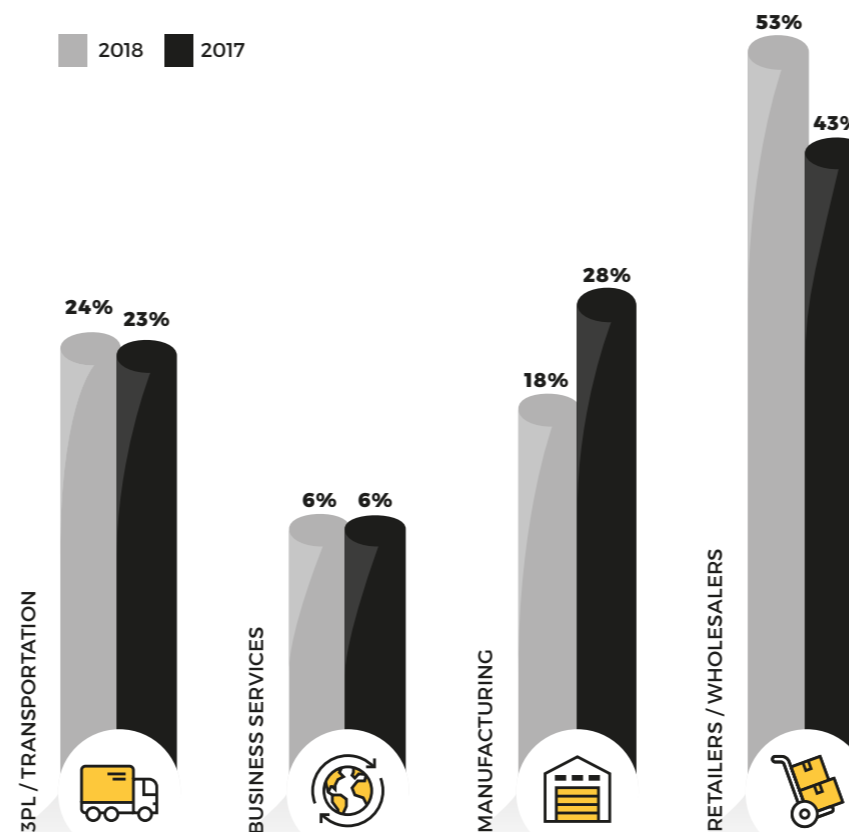
Q1 Q2 Q3 Q4



TAKE-UP BY BUSINESS TYPE (>100,000 SQ FT)

(>100,000 SQ FT)

2018 2017



FOR MORE INFORMATION

Head of Industrial & Logistics
Len Rosso
+44 20 7487 1765
len.rosso@colliers.com

Research & Forecasting
Mark Charlton
+44 20 7487 1720
mark.charlton@colliers.com



Sources: Colliers International, Property Data

Find out more at colliers.com/uk/industrial