


BAROMETER

SPRING 2019

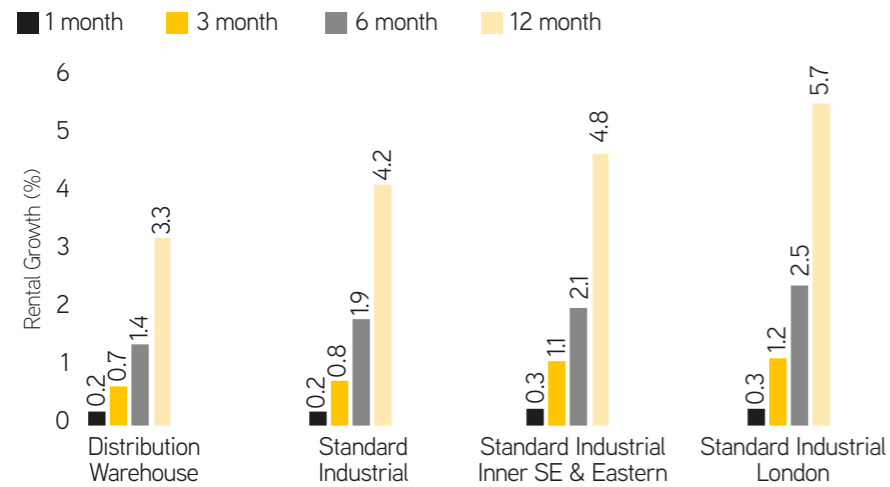
55% Despite a buoyant speculative pipeline (55% up Y-o-Y), supply remains in check at 31m sq ft.

 This year, the most speculative space (4.1m sq ft) is being delivered in the East Midlands. This will satisfy demand for larger warehouses.

Q1 2019 take-up slowed to 4.9m sq ft due to heightened political instability, but the full-year figure is expected to be close to the 10-year average of 25m sq ft.

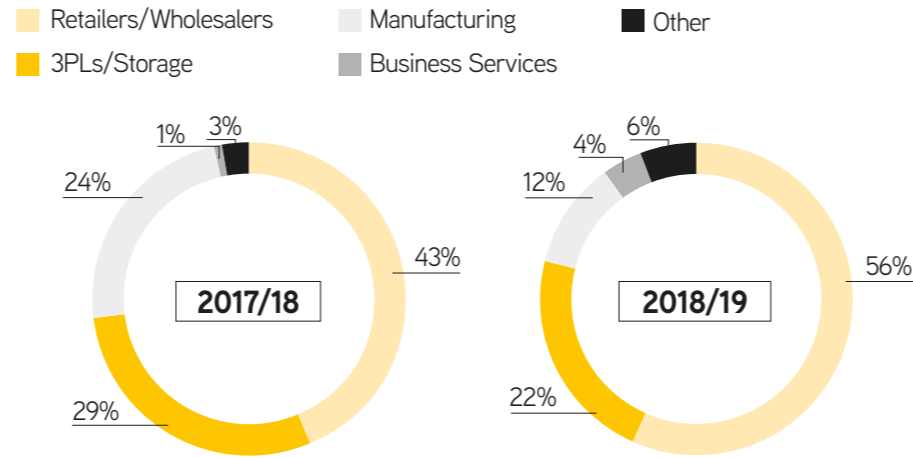
2020 will witness the release of pent up demand as occupier confidence increases and investment decisions are implemented.

Rental Value Growth



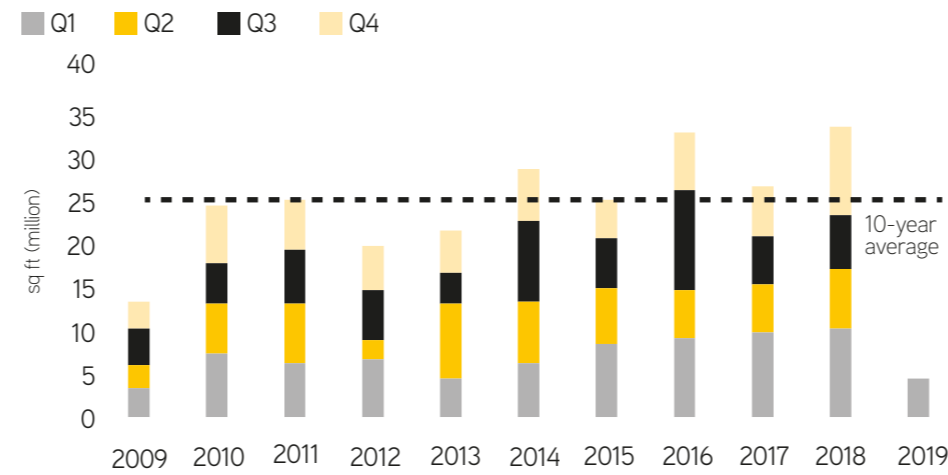
(to end of February 2019)

Take-Up by Sector



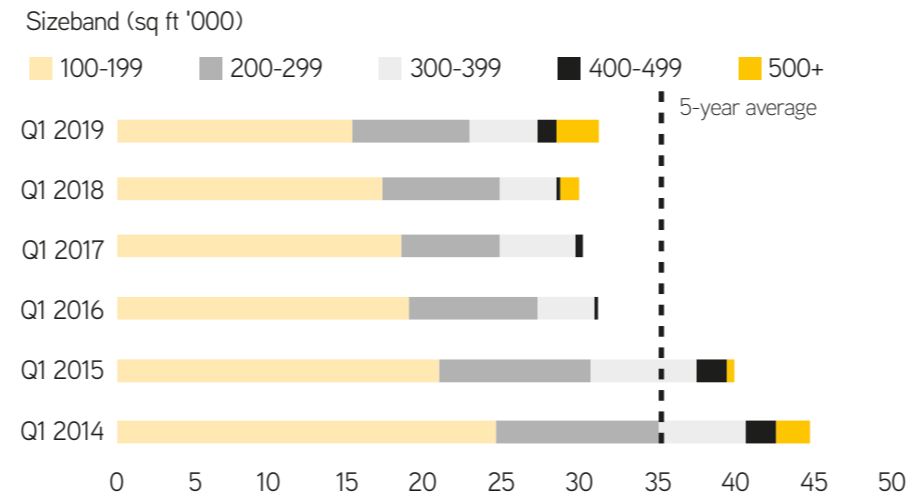
(Q2 2017 - Q1 2018, Q2 2018 - Q1 2019)

National Take-Up



(≥100,000 sq ft)

National Supply

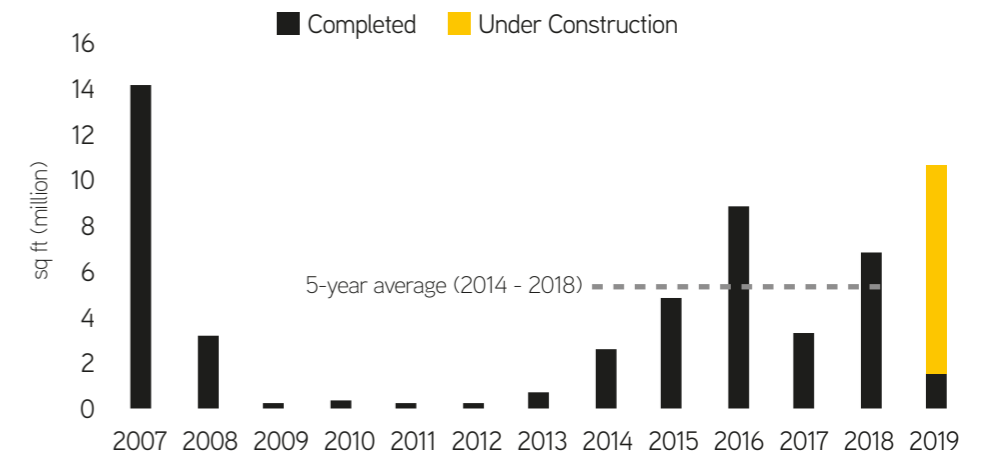
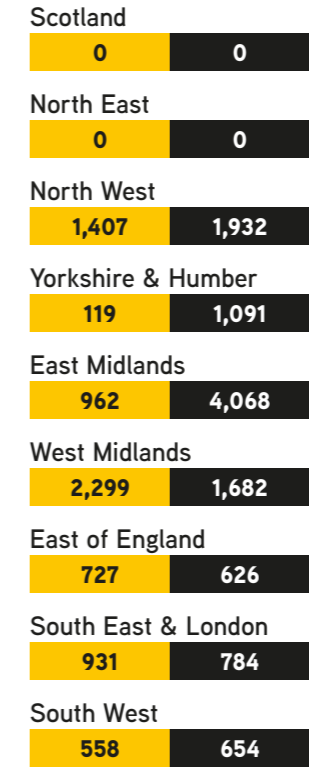


(≥100,000 sq ft)

Speculative Development

2018
2019 (expected completions)

Deliveries (sq ft '000)



(≥100,000 sq ft)

FOR MORE INFORMATION

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

Research & Forecasting
Andrea Ferranti
+44 20 7344 6991
andrea.ferranti@colliers.com



Sources: Colliers International, MSCI Monthly Digest

Find out more at colliers.com/uk/industrial