



Industrial Market Report

Leicester GBR

PREPARED BY



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Planning



INDUSTRIAL MARKET REPORT

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12 Mo Deliveries in Sq ft

1.3M

12 Mo Net Absorption in Sq ft

197K

Vacancy Rate

6.5%

Market Asking Rent Growth

2.7%

Leicester's position at the heart of the Golden Triangle makes it a key location for national and international distribution companies seeking access to major markets and population centres. Around 90% of the country's residents can be reached within four hours' drive of strategic sites such as Magna Park Lutterworth. Daventry International Rail Freight Interchange (DIRFT) and major ports on the east coast of England are also easily accessible.

Occupier market conditions in Leicester have stabilised in recent months, thanks to the return of positive net absorption and a slowdown in completions. Still, at 6.5% , vacancies remain elevated against the five-year average of 4.3%. The drive to make distribution networks more efficient, in terms of energy use and road miles, thereby reducing costs, remains a key driver of leasing activity.

Key recent lettings of well-located, sustainable industrial facilities include Pall-Ex pre-letting a 400,000-SF distribution hub and 'centre of excellence' and Super Smart Service taking nearly 350,000 SF at EMDC in the first half of 2025. DSV's agreement to take 600,000 SF at IM Properties' Mercia Park is expected to lift year-end 2025 leasing figures comfortably above the previous year's total. However, take-up is still likely to remain significantly lower than 2021–22 levels.

Following a handful of sizeable completions in recent quarters, the amount of space under construction in

Leicester has moderated sharply. Few schemes have broken ground in recent months, amid elevated financing and build costs, which should positively impact vacancy further down the line. MPN 761 is one of the market's most significant recent developments. It delivered 760,000 SF in mid-2025 and will serve as an interesting test of tenant appetite in light of reports of sizeable occupier requirements from supermarkets and internet retailers.

Softer market conditions have brought about a slowdown in rental growth from 6.8% in mid-2023 to 2.7% today on an annualised basis. However, the pace of the deceleration has differed across market segments and locations, with more energy-efficient facilities outperforming the market-wide growth rate. The reorganisation of distribution networks may positively impact rental growth in certain locations, particularly if moving to a more expensive warehouse reduces tenants' transport overheads.

While consolidation in the industrial and logistics sector may continue in the months ahead, Leicester remains well placed to benefit from warehouse occupiers reorganising their distribution networks and a recovery in retail sales or the economy. The wider Golden Triangle, which includes parts of Northampton and Coventry, has remained active in recent quarters, underlining the area's importance in the supply of goods to the nation's 69.6 million residents.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption Sq ft	Deliveries Sq ft	Under Construction
Logistics	93,548,635	7.8%	£7.99	9.0%	23,998	0	810,036
Specialised Industrial	27,283,948	2.7%	£7.73	2.5%	8,461	0	28,500
Light industrial	4,982,270	4.8%	£7.28	5.5%	0	0	54,388
Market	125,814,853	6.5%	£7.90	7.5%	32,459	0	892,924

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0.7% (YOY)	4.5%	5.7%	8.2%	2012 Q1	1.3%	2021 Q3
Net Absorption Sq ft	197K	1,754,576	1,206,365	7,321,517	2022 Q4	(1,780,840)	2024 Q3
Deliveries Sq ft	1.3M	2,146,796	919,713	7,988,230	2022 Q4	52,584	2013 Q4
Market Asking Rent Growth	2.7%	4.0%	3.4%	7.0%	2017 Q2	-1.8%	2010 Q1
Sales Volume	£117M	£284.8M	N/A	£1.2B	2021 Q3	£13.8M	2010 Q2

Leicester's industrial vacancy rate (currently 6.5%) looks set to stabilise in the coming months, largely thanks to a drop-off in completions. Although vacancies remain elevated relative to recent history, having dipped below 2% at the height of the pandemic, Leicester's strategic location for distribution is expected to support positive absorption moving forward.

Take-up in 2025 is on track to comfortably surpass the previous year's total. As of November 2025, leasing had reached 2.7 million SF, 7% below 2024 levels. This has been driven by stronger activity in the larger size bands, particularly 300,000 SF+, which, at the time of writing, has seen three deals in 2025 versus only one in the prior year. CoStar News recently reported shipping giant DSV is to take a further 600,000 SF at Mercia Park. Even with the DSV deal, year-end take-up is likely to be around half the levels recorded at the peak of the market in 2021–22. This likely reflects occupier caution around expanding amid elevated operating costs and general fiscal and geopolitical uncertainty.

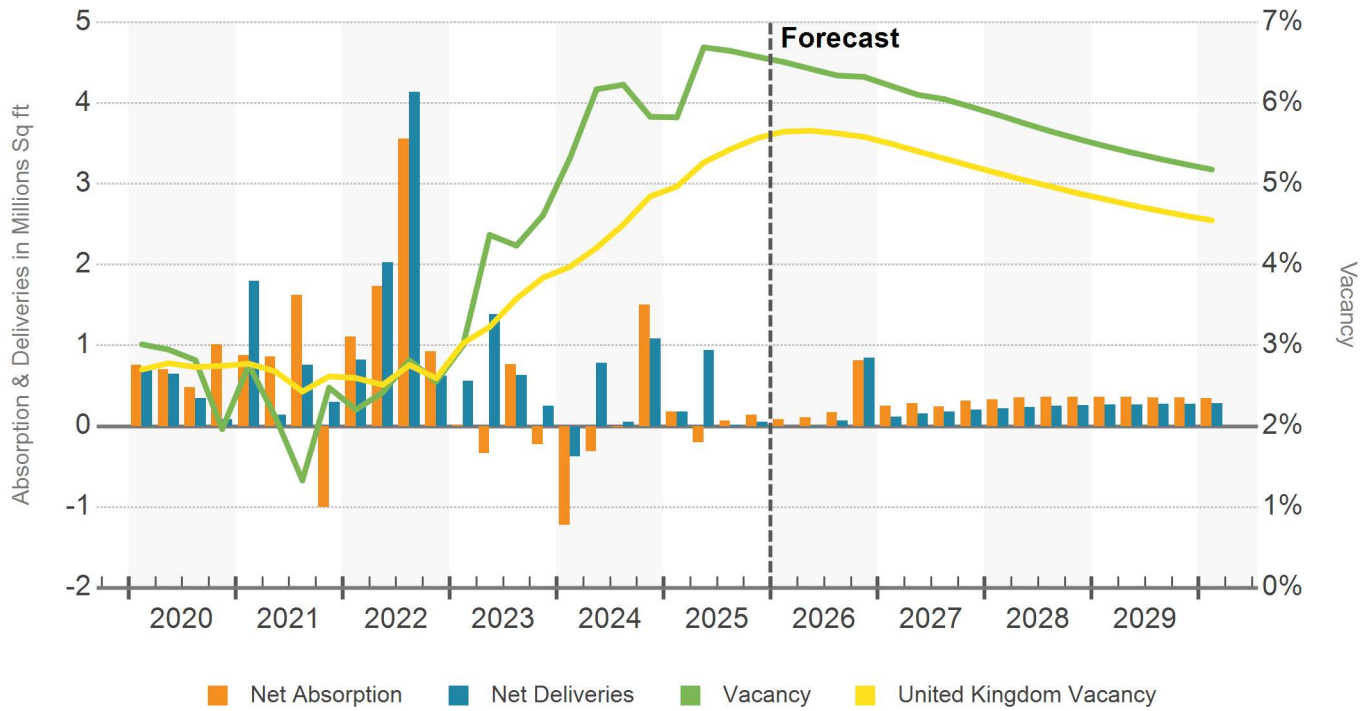
Where occupiers have opted to relocate, they are closely examining costs and carbon emissions, as well as considering their own priorities. A standout recent letting saw Pall-Ex pre-let a 400,000-SF-plus logistics hub to serve as its European headquarters. It is targeting the highest possible EPC rating of A+++ and net-zero carbon in operation. Super Smart Service's letting of the 2023-built EMDC 343 (343,000 SF) for a 15-year term was also notable. The BREEAM Excellent and EPC A-

rated scheme is within a two-hour drive of 70% of the UK's population. The wider East Midlands Distribution Centre logistics park, located near J24A of the M1, is now fully occupied.

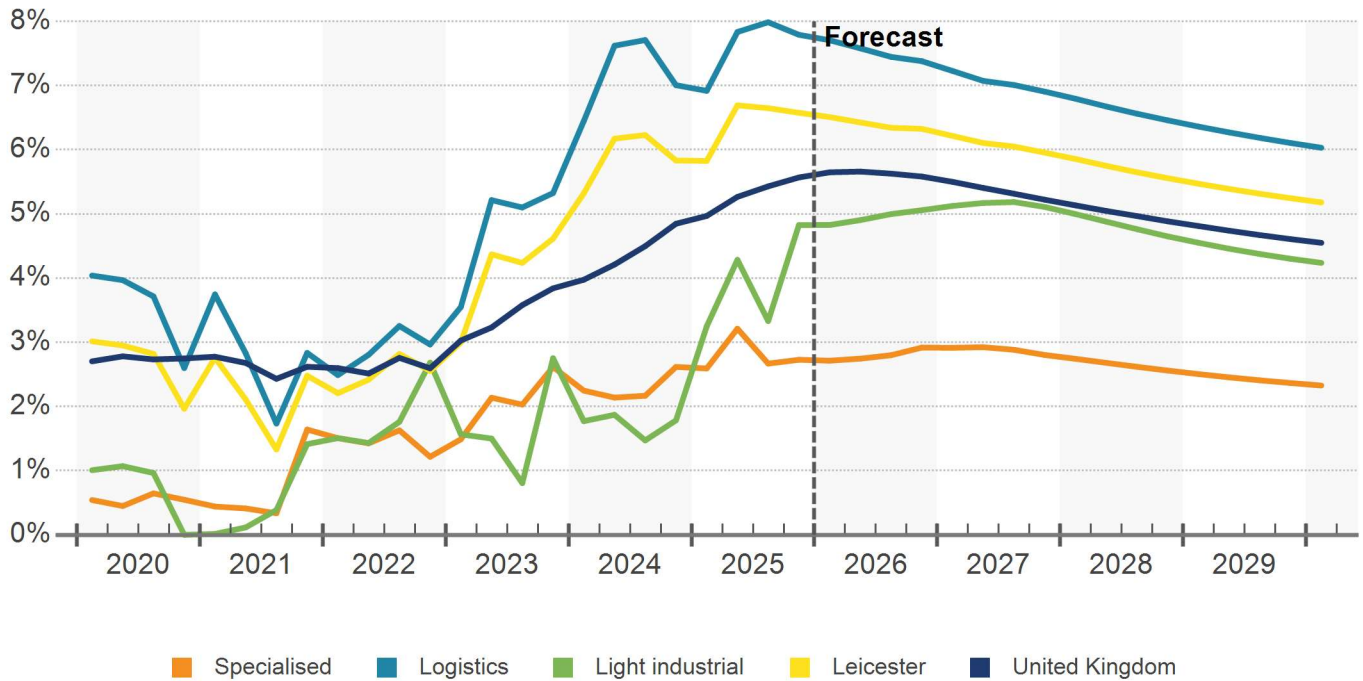
Packaging firms have been particularly active recently, reflecting Leicester's status as a packaging hub of national importance. These types of companies are estimated to be six times more concentrated in Leicestershire than across the UK as a whole. One of the largest lease deals recorded this year was Sonoco's recommitment to its 450,000-square-foot facility on Golf Course Lane for another 10 years, likely reflecting the high costs associated with relocating. Sav-Eco moved into a new 96,000-SF facility at 140 Waterside Road in the opening months of 2025, while Shawpak, which makes medical device packaging machinery moved from Derby to 27,000 SF at Studbrook Business Park in the spring.

Manufacturing-related take-up remains relatively weak overall, in line with subdued business confidence. Although S&P Global's UK Manufacturing PMI has stayed below the 50.0 no-change threshold throughout much of the past year, its readings have improved markedly since March. October's 49.7 reading signalled near stabilisation, reflecting the first rise in production in 12 months, supported by backlog clearance, restocking, and Jaguar Land Rover restarting production after a cyber-attack. Demand from EU, US, Asian and Middle Eastern customers remains weak, however.

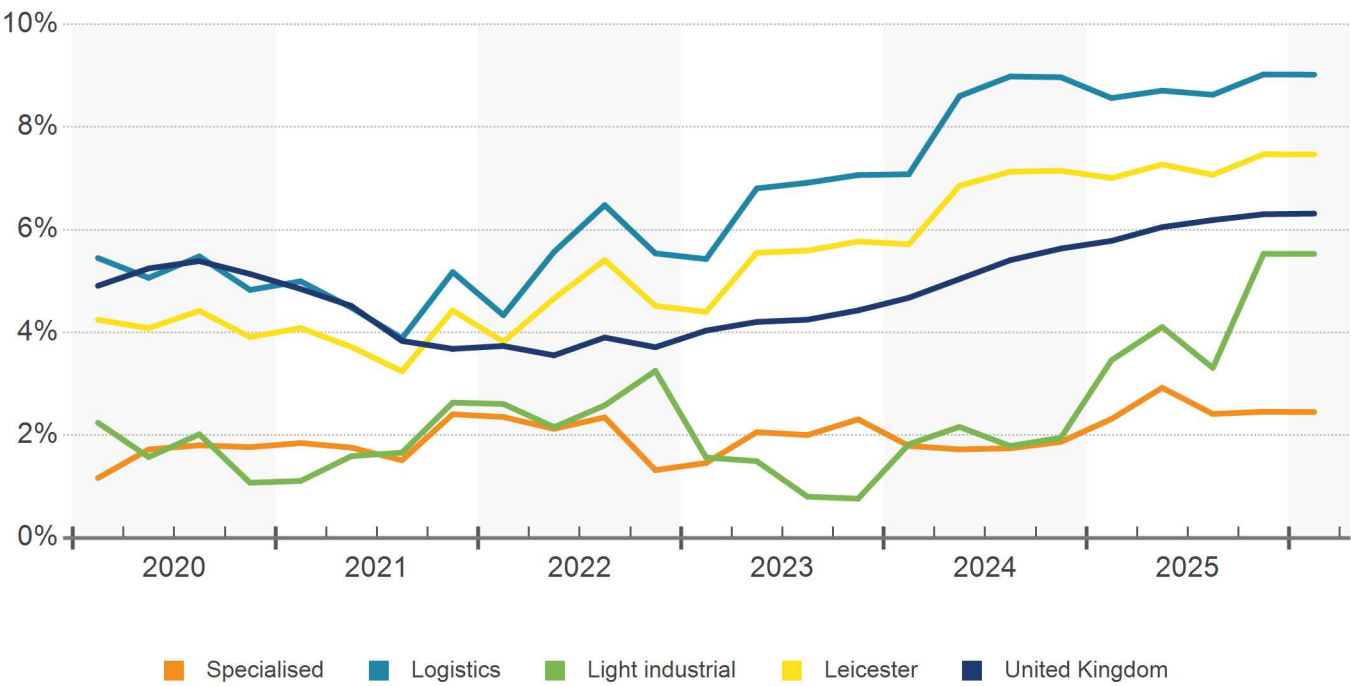
NET ABSORPTION, NET DELIVERIES & VACANCY



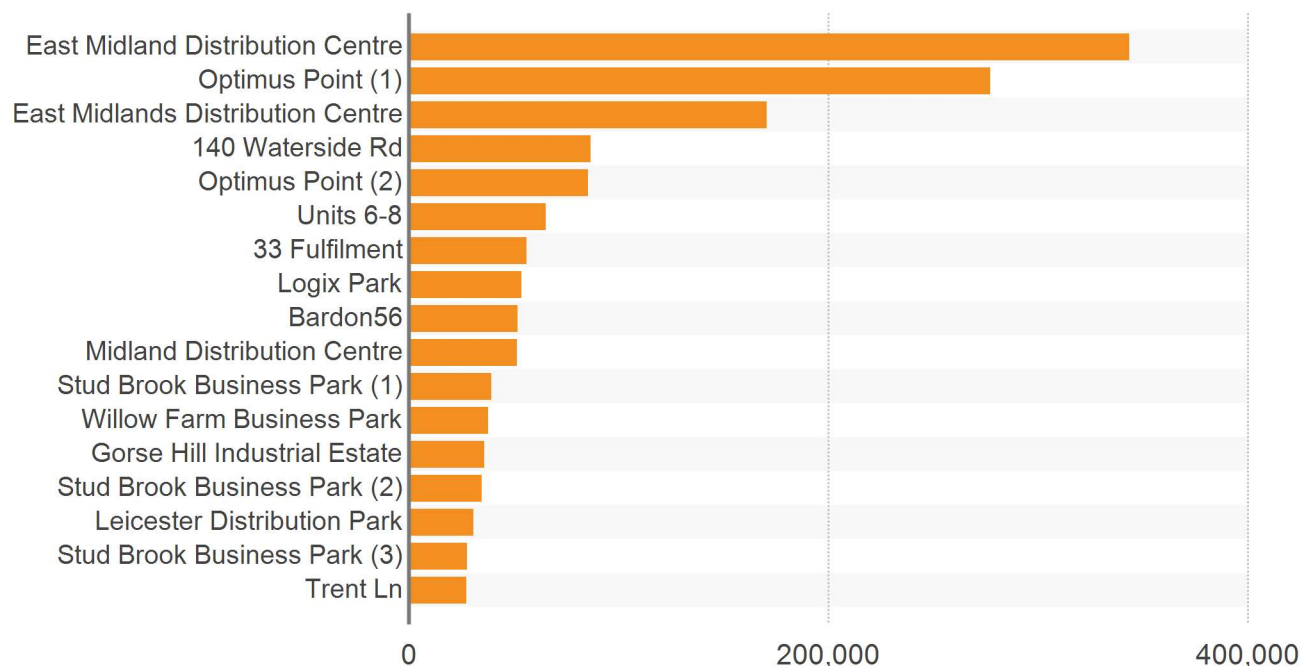
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SQ FT IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg Sq ft	Vacant S...	Net Absorption Sq ft				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
East Midland Distribution Centre	North West Leicester...	343,554	0	0	0	0	0	343,554
Optimus Point (1)	Blaby Ind	277,261	0	0	0	0	0	277,261
East Midlands Distribution Centre	North West Leicester...	189,573	0	0	0	0	0	170,616
140 Waterside Rd	Leicester Core Ind	96,401	0	0	0	0	0	86,761
Optimus Point (2)	Blaby Ind	95,000	0	0	0	0	0	85,500
Units 6-8	Blaby Ind	100,000	0	0	0	0	0	65,259
33 Fulfilment	Oadby And Wigston I...	55,951	0	0	0	0	0	55,951
Logix Park	Hinckley And Boswor...	59,761	0	0	0	0	0	53,785
Bardon56	North West Leicester...	57,703	0	0	0	0	0	51,933
Midland Distribution Centre	Hinckley And Boswor...	51,527	0	0	0	0	0	51,527
Stud Brook Business Park (1)	North West Leicester...	39,456	0	0	0	0	0	39,456
Willow Farm Business Park	North West Leicester...	78,225	0	0	0	0	0	37,656
Gorse Hill Industrial Estate	Leicester Core Ind	36,051	0	0	0	0	0	36,051
Stud Brook Business Park (2)	North West Leicester...	82,443	43,937	0	0	0	0	34,640
Leicester Distribution Park	Leicester Core Ind	30,621	0	0	0	0	0	30,621
Stud Brook Business Park (3)	North West Leicester...	27,578	0	0	0	0	0	27,578
Trent Ln	North West Leicester...	114,128	0	0	0	0	0	27,437
Subtotal Primary Competitors		1,735,233	43,937	0	0	0	0	1,475,585
Remaining Leicester Market		124,079,620	8,194,209	32,459	0	0	0	(1,278,749)
Total Leicester Market		125,814,853	8,238,146	32,459	0	0	0	196,836

TOP INDUSTRIAL LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased Sq ft	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
Stretton en le Field	North West Leicestershire	605,064	Q4 25	DSV	-	Colliers
Wood Rd	Hinckley And Bosworth	408,000	Q2 25	Pall-Ex	-	-
West Meadow Rise	North West Leicestershire	343,554	Q1 25	Super Smart Service	Avison Young	Cushman & Wakefield;...
Roman Av	Blaby	277,261	Q3 25	-	-	Savills
Sketchley Ln *	Hinckley And Bosworth	97,921	Q1 25	Syncreon Technology (UK...	-	Savills
140 Waterside Rd	Leicester Core	96,401	Q1 25	Sav-Eco Packaging	-	-
Mantle Ln	North West Leicestershire	75,489	Q3 25	Torva Ltd	-	Wiggins Lockett Thomp...
1 Magna Rd	Oadby And Wigston	55,951	Q1 25	-	-	Mather Jamie
Lime Kilns Way	Hinckley And Bosworth	37,650	Q3 25	Cameo	-	Andrew & Ashwell;M1...
Boston Rd	Leicester Core	36,051	Q3 25	MDK Office Seating Ltd	-	Fisher German LLP;JLL
434 Thurmaston Boulevard	Leicester Core	32,435	Q2 25	-	-	-
Sunningdale Rd	Leicester Core	30,621	Q4 25	-	-	Andrew & Ashwell
4 Hilltop	North West Leicestershire	29,875	Q2 25	Bucher Municipal	-	FHP Property Consulta...
Reg's Way	North West Leicestershire	28,570	Q1 25	-	-	Sansom Hamilton
Trent Ln	North West Leicestershire	27,437	Q2 25	-	-	Innes England Ltd
Plot 5B Hilltop	North West Leicestershire	27,028	Q2 25	Unilode Aviation Solutions	-	FHP Property Consulta...
Station Rd	Melton	27,019	Q2 25	-	-	Andrew & Ashwell
Plot 5A Hill Top	North West Leicestershire	26,961	Q2 25	Shawpak	-	FHP Property Consulta...
107 Boston Rd	Leicester Core	24,654	Q3 25	Elevator Equipment	-	Fisher German LLP;JLL
2 Hilltop	North West Leicestershire	21,915	Q2 25	Almac	Cushman & Wakefield	FHP Property Consulta...
Markfield Rd	Hinckley And Bosworth	21,527	Q4 25	Westerman Ltd	-	-
229 Ln	Blaby	21,062	Q3 25	Mankiewicz UK LLP	-	Phillips Sutton Associates
Coventry Rd	Harborough	18,432	Q1 25	Elis UK	-	Budworth Hardcastle Lt...
Plot 7 Hill Top	North West Leicestershire	18,427	Q1 25	Argon Medical Devices	-	FHP Property Consulta...
Centurion Way	Blaby	17,838	Q1 25	UK Gas Services Ltd	-	Andrew & Ashwell
Dawsons Ln	Hinckley And Bosworth	16,784	Q2 25	Classic Interiors	-	Wards Surveyors
Birstall Meadow Rd *	Charnwood	16,664	Q2 25	Cyan Tech	-	Innes England Ltd
Valley Way	Harborough	16,635	Q3 25	-	-	Budworth Hardcastle Ltd
15-22 Merrylees Industrial Estate	Hinckley And Bosworth	16,542	Q4 25	-	-	-
25 Faraday Rd	Hinckley And Bosworth	16,301	Q4 25	-	-	Wards Surveyors
109 Boston Rd	Leicester Core	14,491	Q4 25	MDK Office Seating Limited	-	Fisher German LLP;JLL
68 Boston Rd	Leicester Core	13,419	Q2 25	-	-	Andrew & Ashwell
13 Enderby Rd	Blaby	13,081	Q2 25	-	-	Wells McFarlane
Fleming Rd	Hinckley And Bosworth	12,345	Q1 25	Burbage Custom Window...	-	Bromwich Hardy
Swannington Rd	Harborough	11,654	Q1 25	-	-	Wells McFarlane
Jackson St	North West Leicestershire	11,201	Q2 25	-	-	Andrew & Ashwell
Ashville Way	Blaby	11,105	Q2 25	-	-	Andrew & Ashwell
Willow Rd	North West Leicestershire	11,055	Q3 25	On Event Production Com...	-	Mather Jamie;NG Char...
360-368 Thurmaston Blvd	Leicester Core	10,876	Q2 25	Aammus Collection Ltd	-	Innes England Ltd
11 Putney Rd	Leicester Core	10,288	Q2 25	-	-	Andrew & Ashwell

*Renewal

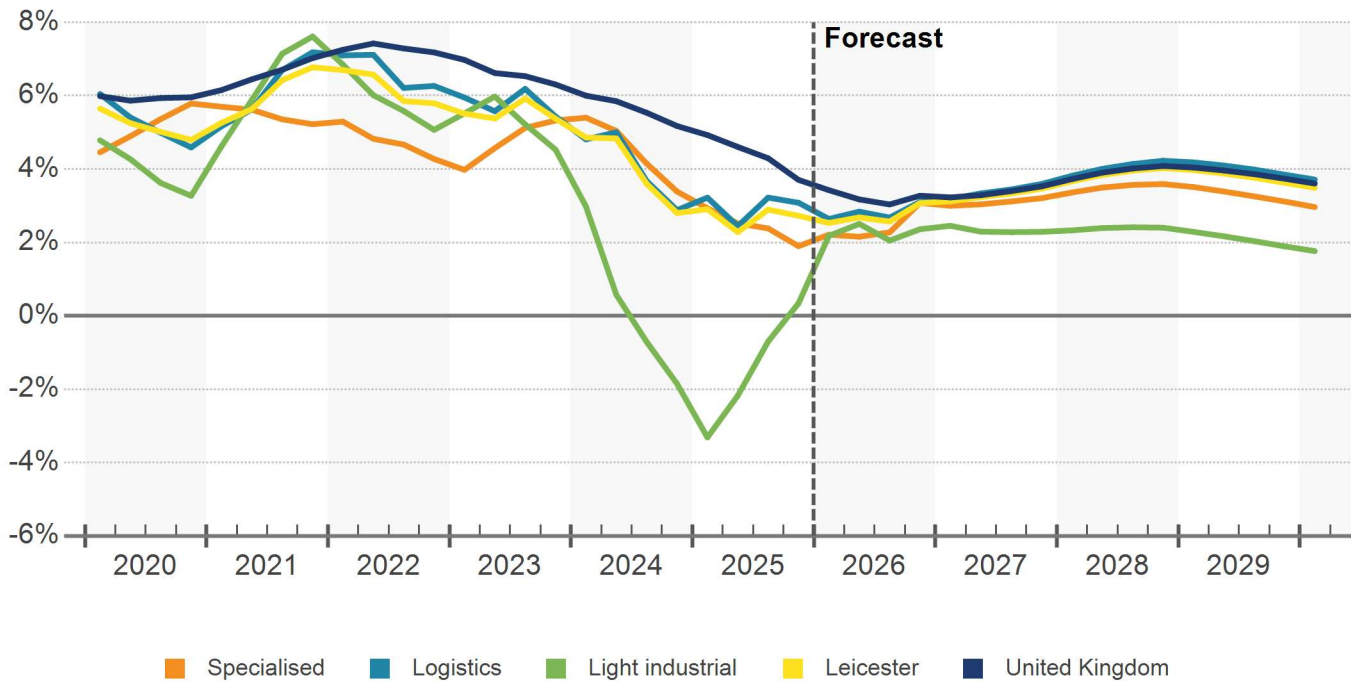
Rent growth has cooled after reaching 6.8% year-over-year in mid-2023 amid a slowdown in tenant demand and rising vacancy. The baseline forecast scenario calls for average rent growth in Leicester to pick up a bit in the coming quarters as vacancy drifts back down. Growth of around 3% per year is expected in 2025–29, on a par with the UK national average.

Although the pace of growth has eased lately, Leicester has been a steady performer throughout its history, thanks to its Golden Triangle location. Among the UK's major industrial markets with 75 million SF or more of stock, Leicester ranks in the middle for rent gains throughout the past decade, alongside Coventry and Northampton, whose rents are up by around 85% over the past decade. While rent growth rates here have trailed those seen in London and Manchester, where rents have more than doubled in the past 10 years, they have considerably outperformed more regional distribution markets serving smaller populations.

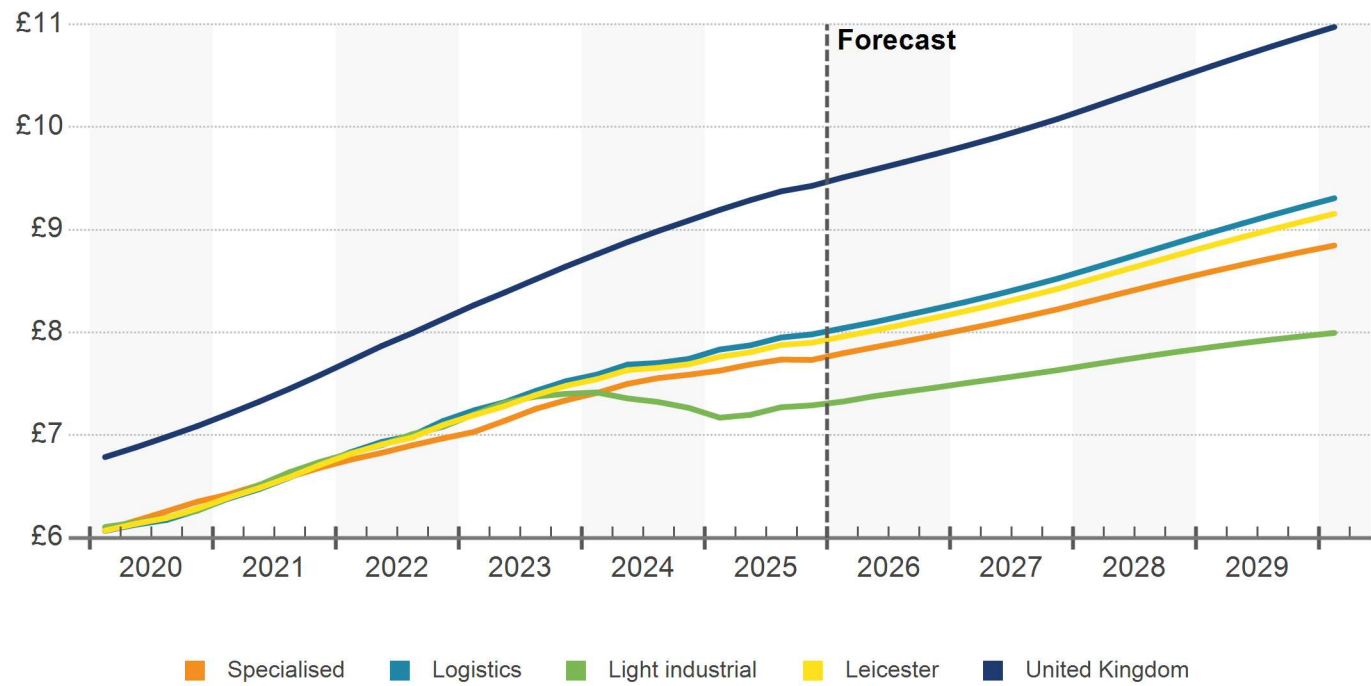
But not all segments of the market are performing equally. Warehouses with the highest BREEAM ratings of Outstanding and Excellent have seen a 100 basis-point rental growth premium over the market at large in the past 12 months, underlining tenants' willingness to pay well for facilities that allow them to cut costs and align with their ESG objectives. Conversely, manufacturing facilities, many of which are older and less energy-efficient, underperformed the market average in the same timeframe.

As a guide to prime rents for new-build distribution facilities, Super Smart Services' acquisition of more than 340,000 SF at EMDC in early 2025 achieved £8.25/SF. The Chinese e-commerce company was granted 24 months rent-free in its 15-year lease. City Electrical Factors last year agreed to pay £9.95/SF for 380,000 SF at Magna Park Lutterworth.

MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



Both warehouse completions and construction starts across Leicester have moderated sharply over the past couple of years, reflecting high build costs alongside weaker tenant demand. Only 860,000 SF is under construction, equivalent to 0.7% of existing stock and sharply down from the peak of the most recent development cycle when 8.8 million SF was underway..

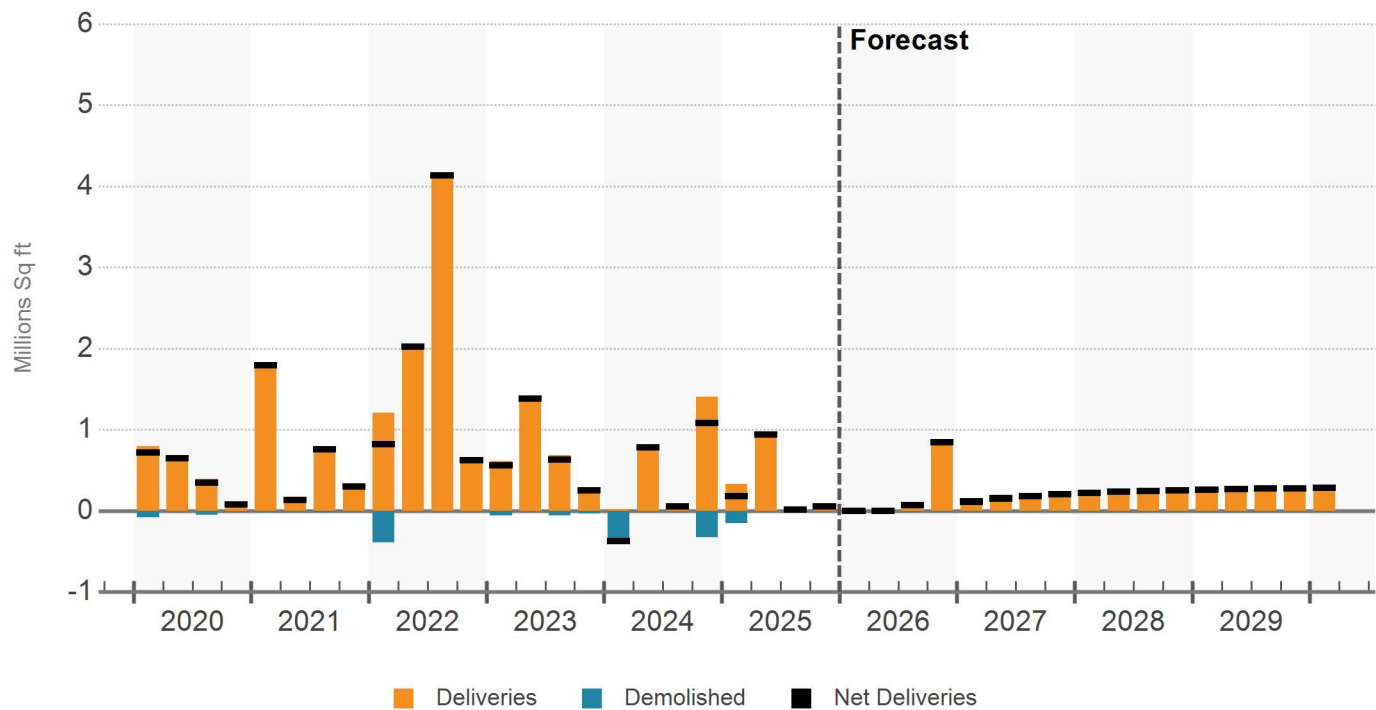
Key developments include major schemes by GLP. It recently delivered MPN 761, a 761,000-SF speculative distribution warehouse at Magna Park Lutterworth. The BREEAM Outstanding-rated facility follows the completion of more than 600,000 SF across three other smaller speculative developments at Magna Park South in 2024. MPS 9, the largest at 380,000 SF, was let to City Electrical Factors in the first half of the year.

G-Park Ashby, which has a 735,000-SF single-tenant

distribution warehouse proposed, is another notable project. It offers access to the M1 and M42 and is rail-linked via the Leicester to Burton freight line, which connects to the West Coast main line. GLP has several other design-and-build opportunities available across Leicester and the wider Midlands region.

Although Leicester is known mostly as a big box (100,000-SF) market, a handful of developers remain active further down the size spectrum. Clowes Developments recently delivered Stud Brook Business Park, off the Castle Donington bypass, which connects EMDC to East Midlands Airport. The scheme has a range of BREEAM Very Good-rated industrial and distribution units sized from 8,500 SF to 30,000 SF. Other notable smaller new-build schemes include Airfield Business Park and the redevelopment of a former Scania distribution centre into a multi-let scheme.

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

No.	Submarket	Under Construction Inventory					Average Building Size		
		Bldgs	Sq ft (000)	Pre-Leased Sq ft (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	North West Leicestershire	7	694	29	4.1%	4	69,626	99,168	1
2	Harborough	4	106	76	71.8%	1	63,010	26,616	4
3	Rutland	1	37	0	0%	5	27,593	37,000	2
4	Hinckley And Bosworth	1	34	15	44.3%	3	39,221	34,000	3
5	Charnwood	3	21	12	54.7%	2	22,575	7,096	5
6	Blaby	0	0	0	-	-	29,934	-	-
7	Leicester Core	0	0	0	-	-	17,977	-	-
8	Melton	0	0	0	-	-	29,995	-	-
9	Oadby And Wigston	0	0	0	-	-	18,196	-	-
Totals		16	893	132	14.7%		32,761	55,808	

Under Construction Properties

Leicester Industrial

Properties

Square Feet

Percent of Inventory

Released

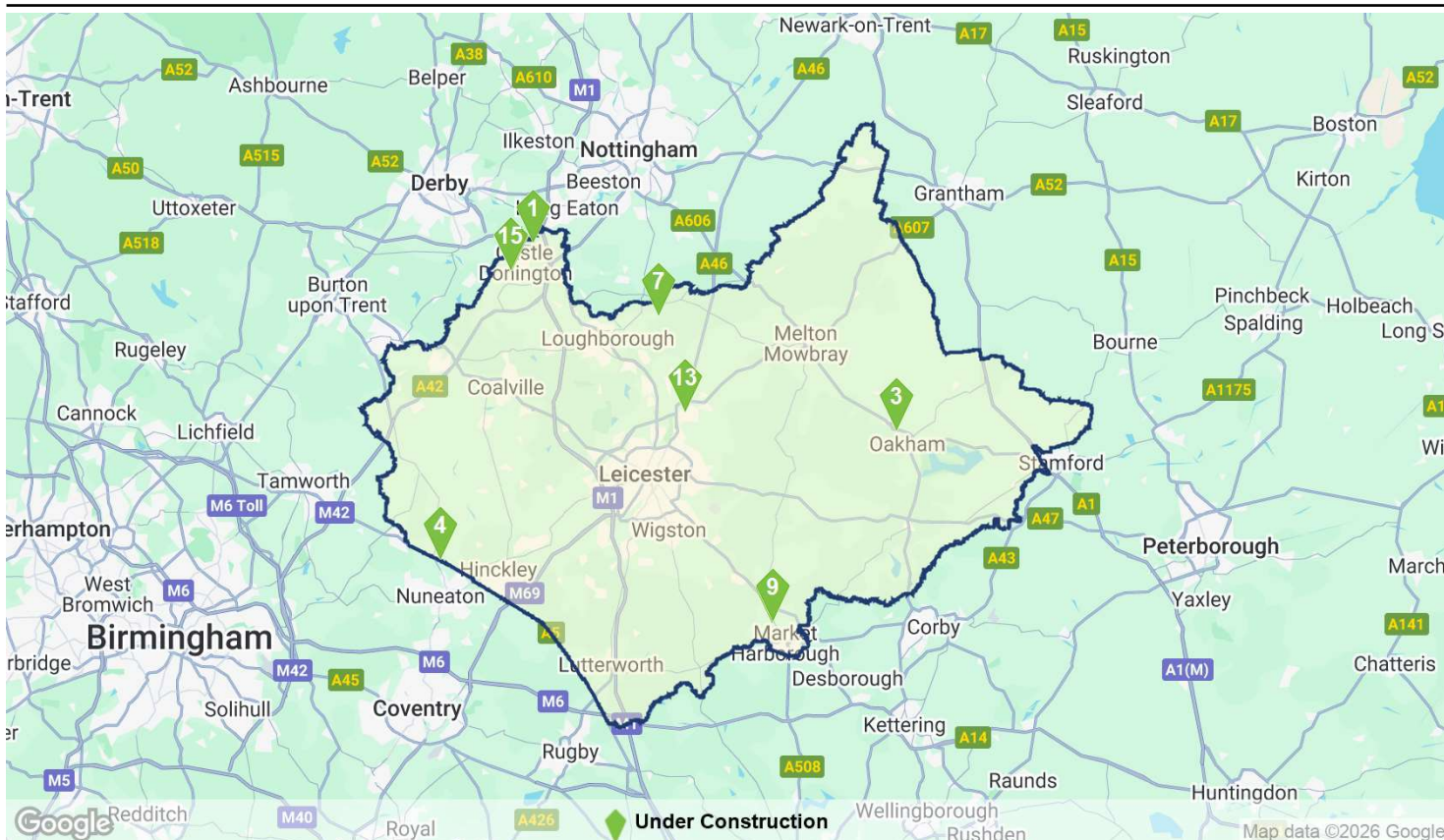
15

864,424

0.7%

11.9%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg Sq ft	Floors	Start	Complete	Developer/Owner
1 M1 XL Tamworth Rd	★★★★★	645,285	3	Nov 2025	Dec 2026	PLP Aldi Stores Limited
2 Harrison Clos	★★★★☆	67,000	1	Oct 2023	Feb 2026	-
3 Oakham Business Park Bosal Way	★★★★☆	37,000	1	Dec 2024	Feb 2026	-
4 MIRA Technology Park 44 Watling St	★★★★☆	34,000	2	May 2025	Feb 2026	GMI Construction Group Plc Evans Randall Investors
5 Design & Build Industrial U Leicester Rd	★★★★☆	27,583	1	Mar 2025	Feb 2026	-
6 Units 1-4 99 St. Peters St	★★★★☆	9,644	1	May 2024	Feb 2026	-
7 Wymeswold Rd	★★★★☆	7,500	1	Jan 2025	Feb 2026	The Prince Group Limited

Under Construction Properties

UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg Sq ft	Floors	Start	Complete	Developer/Owner
8 Airfield Business Park Harrison Clos	★ ★ ★ ★ ★	5,940	1	Dec 2024	Feb 2026	Britcon (UK) Limited Leicester City Council
9 Airfield Business Park Leicester Rd	★ ★ ★ ★ ★	5,940	1	Oct 2023	Feb 2026	- Leicestershire County Council
10 Unit 1D Welsted Rd	★ ★ ★ ★ ★	4,653	1	Jun 2025	Feb 2026	- -
11 Unit 1B Welsted Rd	★ ★ ★ ★ ★	4,645	1	Mar 2025	Feb 2026	- -
12 Unit 1E Welsted Rd	★ ★ ★ ★ ★	4,619	1	Jun 2025	Feb 2026	- -
13 Units 5-6 Broad Street St	★ ★ ★ ★ ★	4,144	1	May 2024	Feb 2026	- -
14 Unit 1F Welsted Rd	★ ★ ★ ★ ★	3,237	1	Jun 2025	Feb 2026	- -
15 Unit 1C Welsted Rd	★ ★ ★ ★ ★	3,234	1	Jun 2025	Feb 2026	- -

While industrial and logistics remain among investors' favoured sectors, high interest rates and a lack of willing or forced sellers continue to weigh on transaction activity. Annual volumes stand at £117 million, which compares to £440 million a year ago and £1.2 billion at the peak of the market in mid-2021.

Average yields have stabilised over the past couple of quarters, reflecting robust investor appetite for well-let logistics facilities in the best locations. At 6.8%, average industrial yields in Leicester have decompressed by more than 150 basis points since early 2022, a similar level of outward movement to the UK overall.

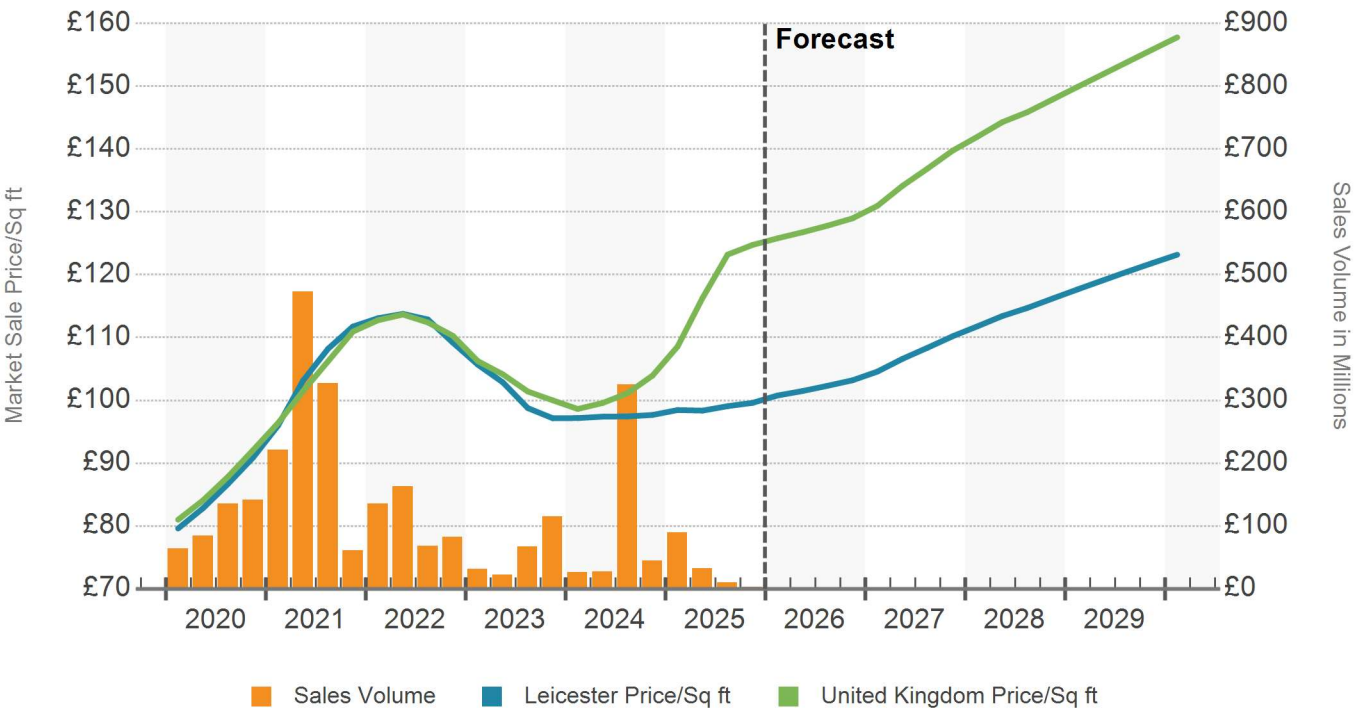
Sixth Street and Copley Point's acquisition of a three-building portfolio from NFU Mutual lifted volumes in early 2025. The £100 million-plus transaction reflected a capital value of around £110/SF. The portfolio included two units at Magna Park Lutterworth, let to Fowler Welch and Great Bear, as well as an Amazon distribution facility in Doncaster. The purchase brings the joint venture's portfolio to 2.5 million SF across six buildings. It remains

focused on acquiring 'high-quality mission-critical industrial real estate in strong logistics markets in the UK'.

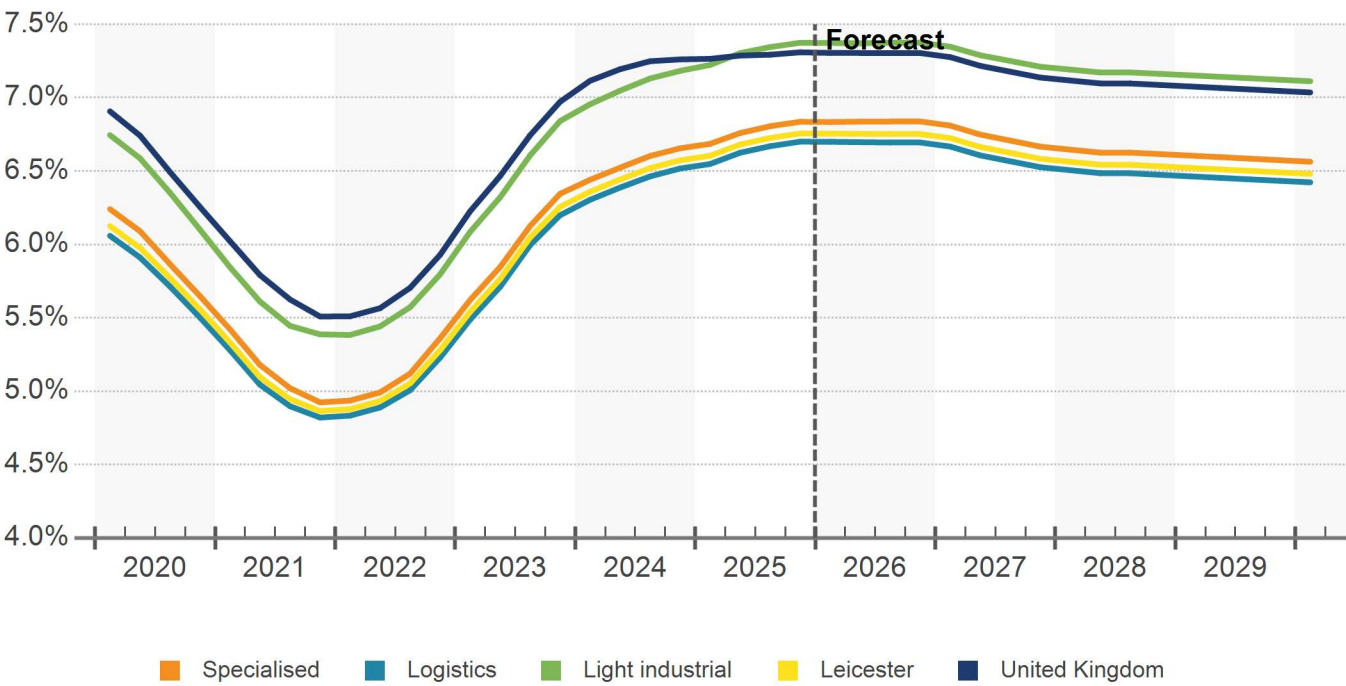
ICG's acquisition of a 78,000-SF facility at Meridian Business Park was also of note. The £8 million sale price reflected a net initial yield of 6.4%. At its time of sale over the summer, the building was occupied by Linread, trading as Howmet Fastening Systems, a division of aerospace company Howmet, a supplier to the defence industry. The tenant signed an eight-year lease at £550,000 per annum, or £7.05/SF. It is understood the asset has scope for rental growth to around £8/SF, providing reversionary potential.

Transaction activity has otherwise been supported by private equity firms buying larger mixed-use portfolios. For example, Starwood Capital's purchase of the Balanced Commercial Property Trust for more than £850 million included Cargo West at East Midlands Airport (£67 million).

SALES VOLUME & MARKET SALE PRICE PER SQ FT



MARKET YIELD



Sale Comparables	Avg. Yield	Avg. Price/Sq ft	Avg. Vacancy At Sale
132	5.9%	£108	9.2%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	£25,500	£3,625,644	£618,885	£35,182,885
Price/Sq ft	£8.93	£108	£102	£980
Yield	5.0%	5.9%	5.9%	6.8%
Time Since Sale in Months	0.6	7.6	8.1	11.2
Property Attributes	Low	Average	Median	High
Building Sq ft	268	178,266	104,029	1,230,733
Ceiling Height	8'6"	36'3"	35'	75'
Docks	0	27	18	267
Vacancy Rate At Sale	0%	9.2%	0%	100%
Year Built	1922	1997	1998	2025
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 3.1	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Sales Past 12 Months

Leicester Industrial

RECENT SIGNIFICANT SALES

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg Sq ft	Vacancy	Sale Date	Price	Price/Sq ft	Yield
1 Solar Hunter Blvd	★★★★★	2008	267,924	0%	05/03/2025	£35,182,885	£131	-
2 Culina Great Bear 7000 Coventry Rd	★★★★★	2006	232,076	0%	05/03/2025	£30,586,790	£132	-
3 ForestWorks - Wavin 14 Locker Smith Ln	★★★★★	1990	102,785	0%	13/06/2025	£10,495,454	£102	-
4 Howmet Aerospace Centurion Way	★★★★★	1990	78,000	0%	07/05/2025	£8,000,000	£103	6.4%
5 Dodwells Rd	★★★★★	2000	50,477	0%	07/05/2025	£5,089,000	£101	6.0%
6 Reflex Labels 29 Moat Way	★★★★★	1984	62,245	0%	26/02/2025	£4,525,000	£73	6.8%
7 Beauchamp Business Park Wistow Rd	★★★★★	2024	16,272	0%	25/07/2025	£2,700,000	£166	-
8 Former Premier Foods Magna Rd	★★★★★	1962	59,186	0%	31/07/2025	£2,000,000	£34	-
9 Vitruvius Way	★★★★★	1990	13,404	0%	21/07/2025	£1,825,707	£136	-
10 Vitruvius Way	★★★★★	1990	10,824	0%	21/07/2025	£1,474,293	£136	-
11 Unit C Whiteacres	★★★★★	1981	13,350	0%	07/05/2025	£1,325,000	£99	-
12 The Cottage Netherfields Ln	★★★★★	-	1,224	0%	12/03/2025	£1,200,000	£980	-
13 101 Waterside Rd	★★★★★	1985	12,841	0%	18/08/2025	£1,125,000	£88	-
14 44-50 St Ives Rd	★★★★★	1960	6,491	0%	02/06/2025	£1,077,474	£166	-
15 Former Bus Repair Centre Mill Ln	★★★★★	1970	10,767	0%	22/07/2025	£855,000	£79	-
16 Winstow Rd	★★★★★	2025	4,789	0%	12/11/2025	£783,626	£164	-
17 Units 25-30 9 Pavilion Way	★★★★★	2000	8,466	0%	30/06/2025	£735,000	£87	-
18 Pavilion Way	★★★★★	2004	6,517	39.8%	30/06/2025	£690,000	£106	-
19 42-54 The Halfcroft	★★★★★	2005	6,931	0%	02/06/2025	£682,232	£98	-
17 Units 25-30 9 Pavilion Way	★★★★★	2000	5,506	0%	30/06/2025	£675,000	£123	-

Leicestershire's economy is projected to grow steadily over the coming years, though at a slower pace than the UK average. Oxford Economics forecasts regional GVA growth of around 1.4% in 2025 and 1.3% in 2026. GDP per head remains below the UK average but real wage growth is improving as inflation eases.

Manufacturing and logistics continue to anchor the local economy, with transport and storage employment growing faster than national trends. These sectors benefit from Leicestershire's position within the UK's logistics triangle and proximity to East Midlands Airport. Infrastructure investment remains a key driver: the £65 million A511 corridor upgrade begins construction in 2026, improving connectivity between Coalville and Ashby-de-la-Zouch. Leicester City Council has secured over £80 million for transport improvements through 2030, including electric bus expansion and active travel schemes. Energy infrastructure is also advancing, with National Grid's Great Grid Upgrade reinforcing transmission capacity across the East Midlands.

Despite these strengths, productivity lags behind the UK average. ONS flash estimates show UK productivity up 3.1% on pre-pandemic levels, but Midlands growth remains subdued. Skills shortages persist, particularly in professional and technical roles, while graduate retention

is weak. Average earnings in Leicestershire are below the national median of £37,430, though wage growth of 4–5% in 2025 offers some relief. Compared with peer regions, Leicestershire's performance is solid but trails dynamic city economies such as Manchester and Bristol, which benefit from higher-value sectors.

The local infrastructure strategy includes several major road projects aimed at improving transportation for residents and businesses. Key schemes include the A511 Growth Corridor scheme, which involves nine locations along the M1 between the A42 at Ashby-de-la-Zouch and the A50 Field Head roundabout. Another key project is the North and East Melton Mowbray Distributor Road (NEMMDR), which is designed to cut congestion and support housing delivery in and around the town of Melton Mowbray.

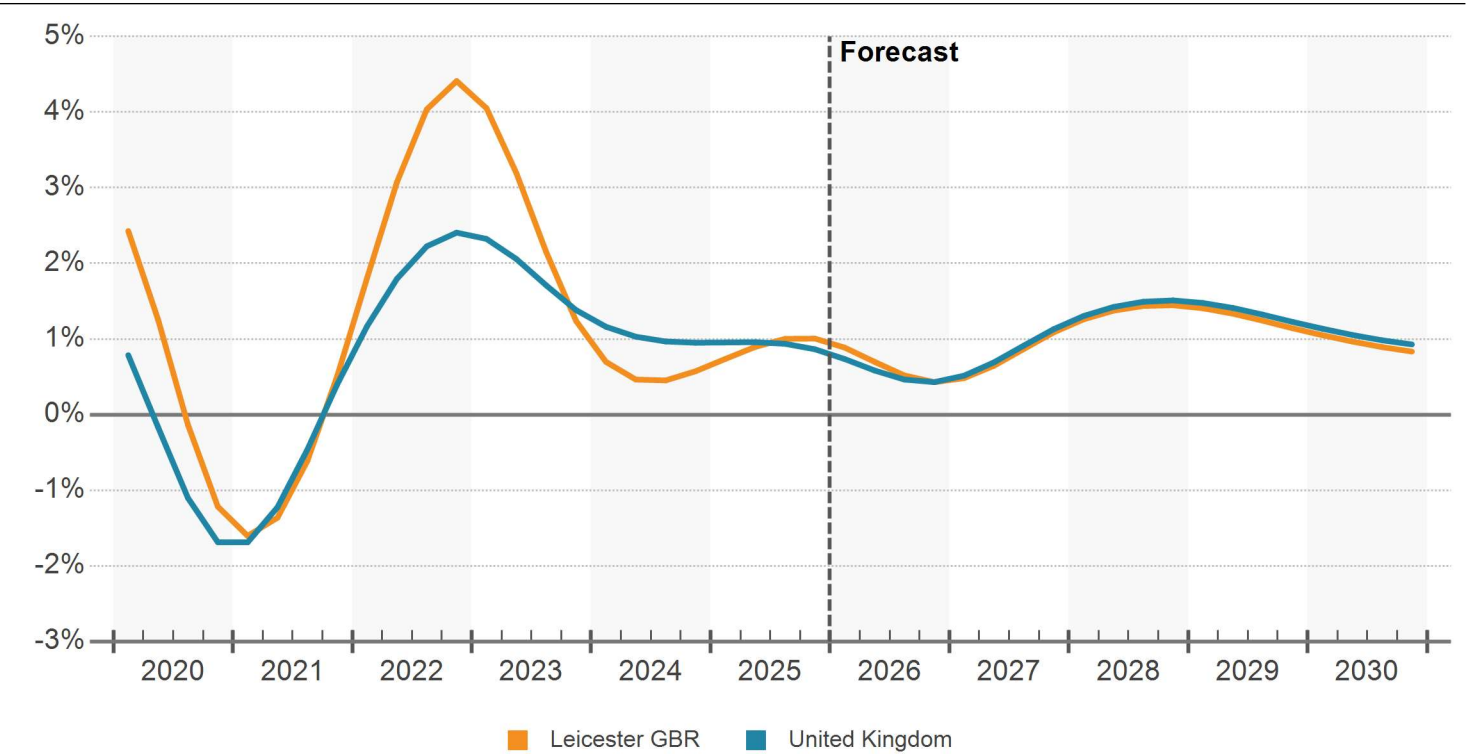
Leicester is experiencing relatively strong population growth, with its resident base expanding by 0.8% over the past 12 months and 5.6% over the past three years. Nearby Coventry has seen a similarly strong rate of growth. Oxford Economics' latest forecasts predict the area to continue to rank among the top 10 markets for population growth over the next five years. Between 2026 and 2030 Leicester is forecast to add around 30,000 residents.

LEICESTER EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	UK	Market	UK	Market	UK
Manufacturing	62	1.5	-2.16%	-2.17%	-0.65%	-0.73%	-2.46%	-2.41%
Transportation Warehouse Utilities	9	1.4	1.54%	1.10%	-2.02%	1.50%	-0.25%	0.09%
Retail Trade	81	1.0	-0.45%	-0.53%	-0.52%	-0.67%	1.34%	1.26%
Financial Activities	20	0.7	0.15%	0.12%	1.50%	0.79%	0.00%	-0.01%
Government	24	0.9	-0.21%	-0.32%	1.15%	0.71%	-0.55%	-0.66%
Natural Resources, Mining and Construction	6	0.9	0.38%	-0.52%	-2.65%	-1.56%	-0.08%	-0.07%
Education and Health Services	128	0.9	2.51%	2.33%	1.32%	1.44%	1.00%	0.87%
Professional and Business Services	115	1.1	1.50%	1.49%	1.37%	1.24%	1.13%	1.16%
Information	14	0.5	0.55%	0.43%	2.09%	1.69%	2.00%	1.80%
Leisure and Hospitality	51	0.8	-0.36%	-0.30%	2.23%	1.57%	1.30%	1.39%
Other Services	17	1.0	1.82%	2.18%	0.11%	0.38%	1.17%	1.18%
Total Employment	608	1.0	0.99%	0.85%	0.95%	0.88%	0.99%	1.05%

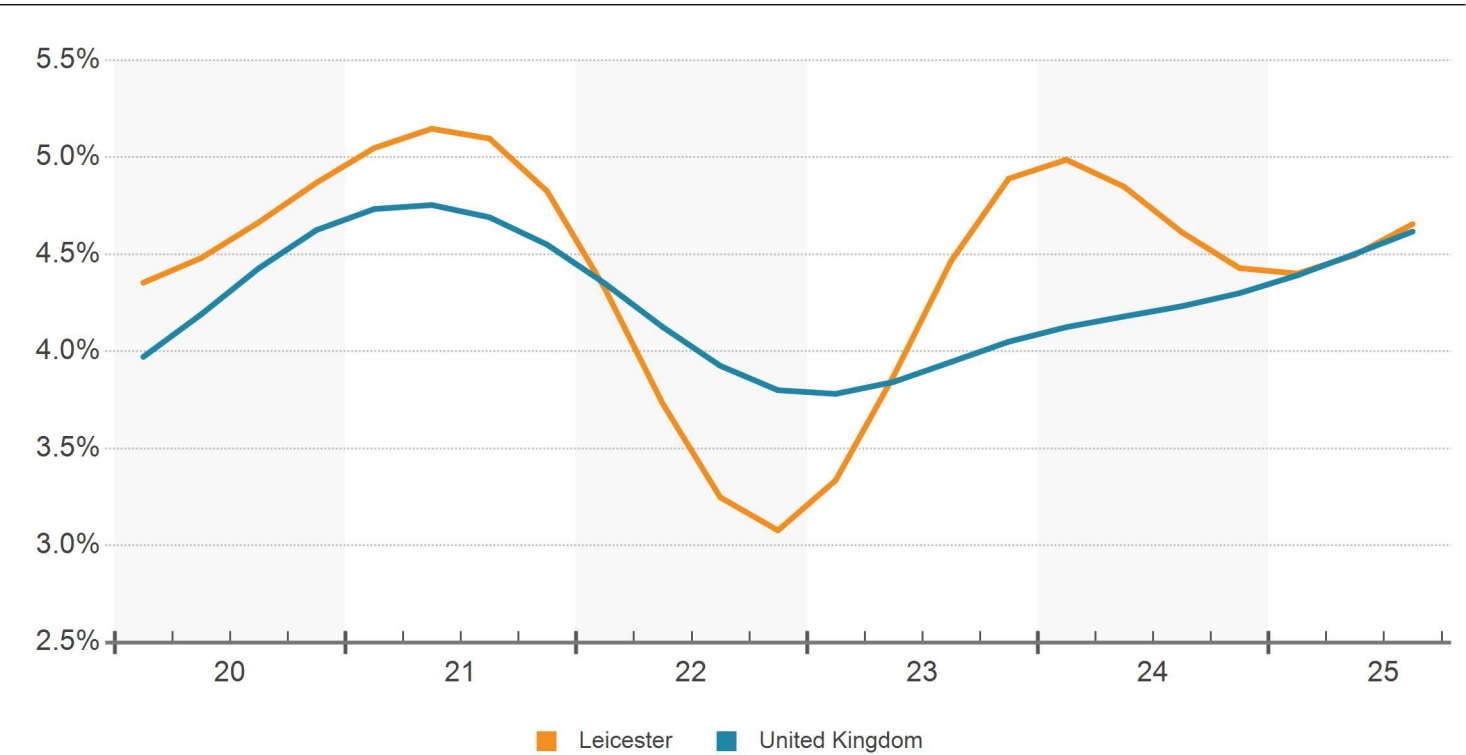
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

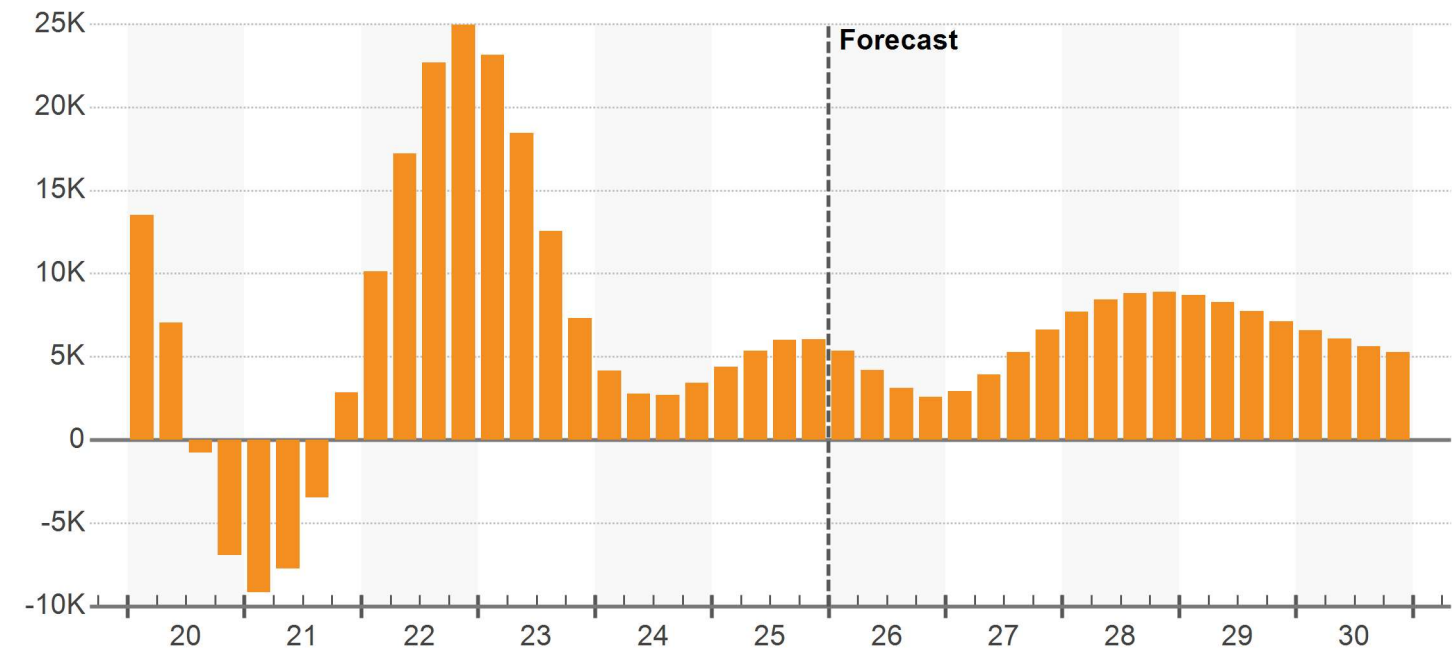


Source: Oxford Economics

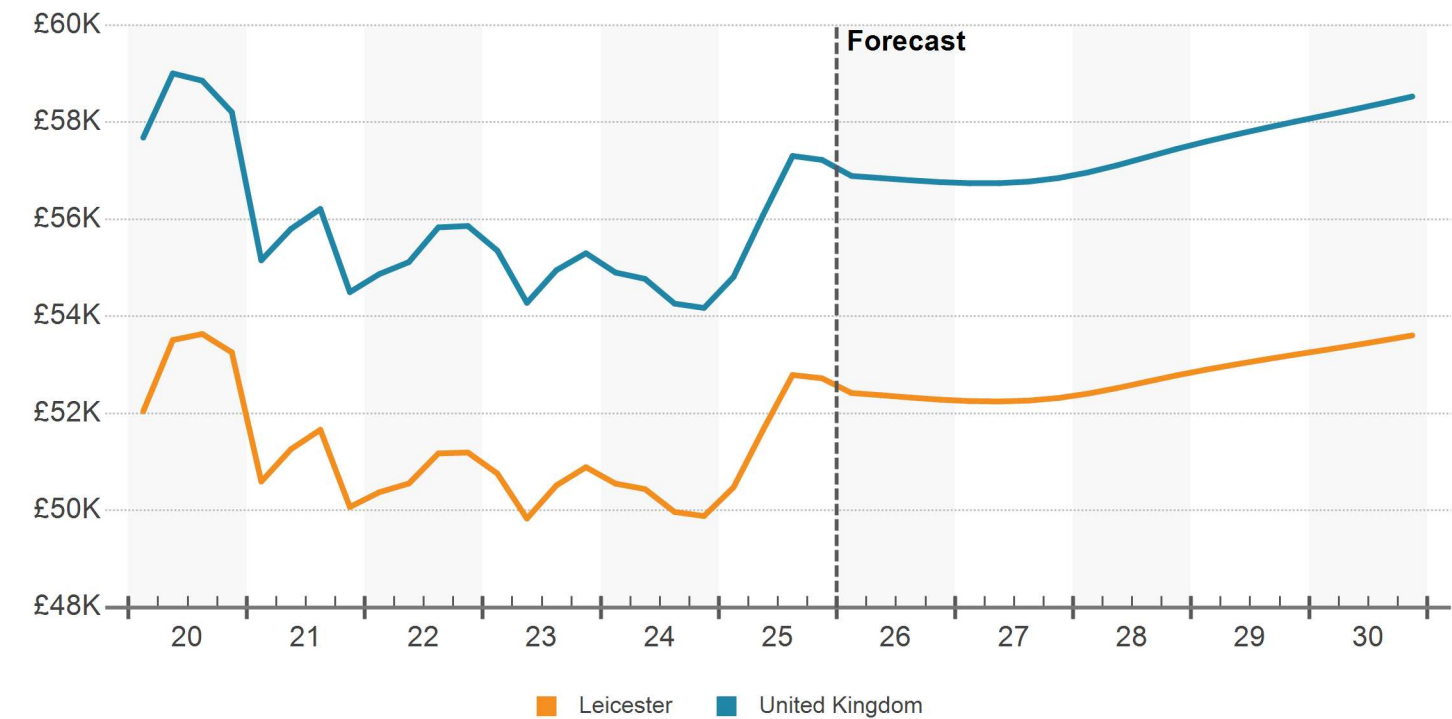
UNEMPLOYMENT RATE (%)



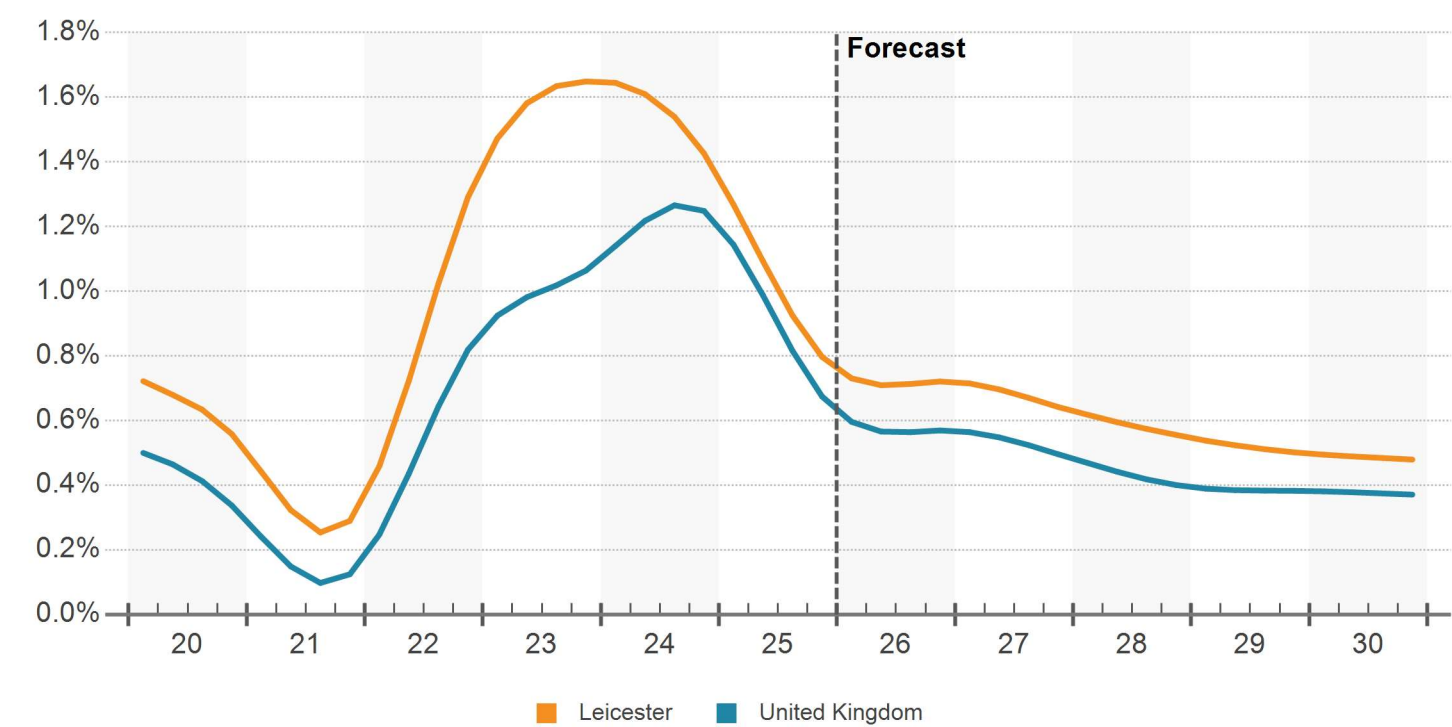
NET EMPLOYMENT CHANGE (YOY)



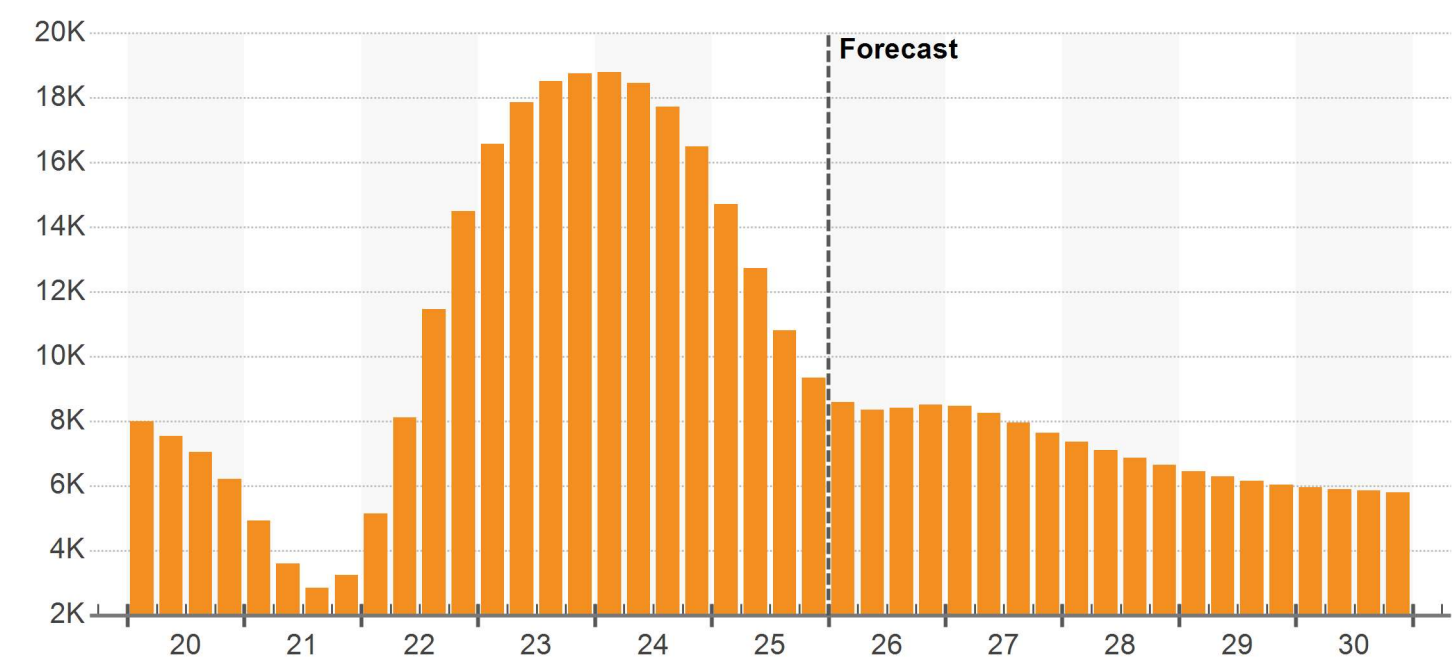
HOUSEHOLD DISPOSABLE INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)



LEICESTER SUBMARKETS



SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	Sq ft (000)	% Market	Rank	Bldgs	Sq ft (000)	Percent	Rank	Bldgs	Sq ft (000)	Percent	Rank
1	Blaby	280	8,382	6.7%	6	3	92	1.1%	3	0	0	0%	-
2	Charnwood	513	11,581	9.2%	5	0	0	0%	-	3	21	0.2%	5
3	Harborough	333	20,982	16.7%	3	5	839	4.0%	1	4	106	0.5%	2
4	Hinckley And Bosworth	391	15,336	12.2%	4	1	52	0.3%	5	1	34	0.2%	4
5	Leicester Core	1,421	25,545	20.3%	2	1	87	0.3%	4	0	0	0%	-
6	Melton	177	5,309	4.2%	7	1	6	0.1%	6	0	0	0%	-
7	North West Leicestershire	478	33,281	26.5%	1	7	228	0.7%	2	7	694	2.1%	1
8	Oadby And Wigston	152	2,766	2.2%	8	0	0	0%	-	0	0	0%	-
9	Rutland	95	2,621	2.1%	9	0	0	0%	-	1	37	1.4%	3

SUBMARKET RENT

No.	Submarket	Market Asking Rent		12 Month Market Asking Rent		QTD Annualised Market Asking Rent	
		Per Sq ft	Rank	Growth	Rank	Growth	Rank
1	Blaby	£8.17	3	2.9%	2	2.5%	1
2	Charnwood	£7.47	6	3.0%	1	1.6%	6
3	Harborough	£9.25	1	2.4%	6	1.2%	9
4	Hinckley And Bosworth	£8.36	2	2.3%	8	1.3%	8
5	Leicester Core	£7.07	8	2.9%	3	1.4%	7
6	Melton	£6.44	9	2.3%	9	1.9%	3
7	North West Leicestershire	£7.88	4	2.7%	5	1.6%	5
8	Oadby And Wigston	£7.15	7	2.8%	4	1.8%	4
9	Rutland	£7.71	5	2.4%	7	2.0%	2

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Absorption			
		Sq ft	Percent	Rank	Sq ft	% of Inv	Rank	Construc. Ratio
1	Blaby	401,262	4.8%	5	270,414	3.2%	2	0
2	Charnwood	804,742	6.9%	6	(328,173)	-2.8%	8	-
3	Harborough	2,387,873	11.4%	7	(459,311)	-2.2%	9	-
4	Hinckley And Bosworth	1,947,556	12.7%	8	98,517	0.6%	3	0.5
5	Leicester Core	994,186	3.9%	3	(38,306)	-0.1%	7	-
6	Melton	967,116	18.2%	9	12,821	0.2%	5	0.5
7	North West Leicestershire	556,569	1.7%	1	627,600	1.9%	1	0.2
8	Oadby And Wigston	121,273	4.4%	4	21,837	0.8%	4	-
9	Rutland	57,569	2.2%	2	(8,564)	-0.3%	6	-

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	Sq ft	Sq ft Growth	% Growth	Sq ft	% of Inv	Construction Ratio
2030	130,566,891	1,142,170	0.9%	1,369,329	1.0%	0.8
2029	129,424,721	1,085,164	0.8%	1,425,307	1.1%	0.8
2028	128,339,557	958,344	0.8%	1,407,573	1.1%	0.7
2027	127,381,213	652,775	0.5%	1,081,719	0.8%	0.6
2026	126,728,438	913,585	0.7%	1,169,208	0.9%	0.8
YTD	125,814,853	0	0%	32,459	0%	0
2025	125,814,853	1,185,970	1.0%	182,044	0.1%	6.5
2024	124,628,883	1,537,475	1.2%	(50,414)	0%	-
2023	123,091,408	2,820,658	2.3%	212,614	0.2%	13.3
2022	120,270,750	7,600,469	6.7%	7,321,517	6.1%	1.0
2021	112,670,281	2,991,330	2.7%	2,354,349	2.1%	1.3
2020	109,678,951	1,791,442	1.7%	2,949,116	2.7%	0.6
2019	107,887,509	5,936,230	5.8%	5,215,435	4.8%	1.1
2018	101,951,279	819,165	0.8%	1,583,014	1.6%	0.5
2017	101,132,114	361,981	0.4%	460,336	0.5%	0.8
2016	100,770,133	1,830,432	1.9%	750,068	0.7%	2.4
2015	98,939,701	271,346	0.3%	1,166,471	1.2%	0.2
2014	98,668,355	425,429	0.4%	1,815,090	1.8%	0.2

SPECIALISED INDUSTRIAL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	Sq ft	Sq ft Growth	% Growth	Sq ft	% of Inv	Construction Ratio
2030	27,335,841	6,805	0%	43,029	0.2%	0.2
2029	27,329,036	6,315	0%	58,899	0.2%	0.1
2028	27,322,721	5,375	0%	71,193	0.3%	0.1
2027	27,317,346	3,902	0%	34,938	0.1%	0.1
2026	27,313,444	29,496	0.1%	(23,181)	-0.1%	-
YTD	27,283,948	0	0%	8,461	0%	0
2025	27,283,948	(102,708)	-0.4%	(130,422)	-0.5%	-
2024	27,386,656	(68,464)	-0.2%	(66,710)	-0.2%	-
2023	27,455,120	10,641	0%	(373,758)	-1.4%	-
2022	27,444,479	(100,707)	-0.4%	17,262	0.1%	-
2021	27,545,186	83,676	0.3%	(217,918)	-0.8%	-
2020	27,461,510	(32,427)	-0.1%	45,228	0.2%	-
2019	27,493,937	(135,346)	-0.5%	(213,646)	-0.8%	-
2018	27,629,283	(138,640)	-0.5%	101,018	0.4%	-
2017	27,767,923	(29,450)	-0.1%	32,169	0.1%	-
2016	27,797,373	(851,489)	-3.0%	39,196	0.1%	-
2015	28,648,862	51,367	0.2%	(95,420)	-0.3%	-
2014	28,597,495	1,915	0%	762,573	2.7%	0

Supply & Demand Trends

Leicester Industrial

LOGISTICS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	Sq ft	Sq ft Growth	% Growth	Sq ft	% of Inv	Construction Ratio
2030	98,111,722	1,106,110	1.1%	1,290,122	1.3%	0.9
2029	97,005,612	1,055,194	1.1%	1,326,573	1.4%	0.8
2028	95,950,418	931,118	1.0%	1,292,880	1.3%	0.7
2027	95,019,300	628,853	0.7%	1,030,713	1.1%	0.6
2026	94,390,447	841,812	0.9%	1,164,030	1.2%	0.7
YTD	93,548,635	0	0%	23,998	0%	0
2025	93,548,635	1,288,678	1.4%	463,994	0.5%	2.8
2024	92,259,957	1,682,103	1.9%	42,133	0%	39.9
2023	90,577,854	2,810,017	3.2%	589,886	0.7%	4.8
2022	87,767,837	7,701,176	9.6%	7,368,472	8.4%	1.0
2021	80,066,661	2,899,814	3.8%	2,635,875	3.3%	1.1
2020	77,166,847	1,823,869	2.4%	2,852,114	3.7%	0.6
2019	75,342,978	6,071,576	8.8%	5,451,818	7.2%	1.1
2018	69,271,402	1,036,855	1.5%	1,437,856	2.1%	0.7
2017	68,234,547	500,714	0.7%	526,265	0.8%	1.0
2016	67,733,833	2,681,157	4.1%	802,026	1.2%	3.3
2015	65,052,676	219,979	0.3%	1,256,298	1.9%	0.2
2014	64,832,697	364,901	0.6%	988,540	1.5%	0.4

LIGHT INDUSTRIAL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	Sq ft	Sq ft Growth	% Growth	Sq ft	% of Inv	Construction Ratio
2030	5,119,328	29,255	0.6%	36,178	0.7%	0.8
2029	5,090,073	23,655	0.5%	39,835	0.8%	0.6
2028	5,066,418	21,851	0.4%	43,500	0.9%	0.5
2027	5,044,567	20,020	0.4%	16,068	0.3%	1.2
2026	5,024,547	42,277	0.8%	28,359	0.6%	1.5
YTD	4,982,270	0	0%	-	-	-
2025	4,982,270	0	0%	(151,528)	-3.0%	-
2024	4,982,270	(76,164)	-1.5%	(25,837)	-0.5%	-
2023	5,058,434	0	0%	(3,514)	-0.1%	-
2022	5,058,434	0	0%	(64,217)	-1.3%	-
2021	5,058,434	7,840	0.2%	(63,608)	-1.3%	-
2020	5,050,594	0	0%	51,774	1.0%	0
2019	5,050,594	0	0%	(22,737)	-0.5%	-
2018	5,050,594	(79,050)	-1.5%	44,140	0.9%	-
2017	5,129,644	(109,283)	-2.1%	(98,098)	-1.9%	-
2016	5,238,927	764	0%	(91,154)	-1.7%	-
2015	5,238,163	0	0%	5,593	0.1%	0
2014	5,238,163	58,613	1.1%	63,977	1.2%	0.9

OVERALL RENT & VACANCY

Year	Market Asking Rent			Vacancy		
	Per Sq ft	% Growth	Vs Hist Peak	Sq ft	Percent	Ppts Chg
2030	£9.36	3.1%	18.5%	6,554,451	5.0%	-0.2%
2029	£9.08	3.6%	15.0%	6,785,500	5.2%	-0.3%
2028	£8.76	4.0%	10.9%	7,129,497	5.6%	-0.4%
2027	£8.42	3.5%	6.6%	7,582,462	6.0%	-0.4%
2026	£8.14	3.1%	3.1%	8,014,469	6.3%	-0.2%
YTD	£7.90	2.7%	0%	8,238,146	6.5%	0%
2025	£7.90	2.7%	0%	8,270,605	6.6%	0.7%
2024	£7.69	2.8%	-2.7%	7,266,679	5.8%	1.2%
2023	£7.48	5.4%	-5.3%	5,678,790	4.6%	2.1%
2022	£7.10	5.8%	-10.1%	3,070,745	2.6%	0.1%
2021	£6.71	6.8%	-15.1%	2,791,793	2.5%	0.5%
2020	£6.29	4.8%	-20.4%	2,154,812	2.0%	-1.1%
2019	£6	5.4%	-24.1%	3,312,486	3.1%	0.5%
2018	£5.69	5.6%	-28.0%	2,591,691	2.5%	-0.7%
2017	£5.39	6.8%	-31.7%	3,259,564	3.2%	-0.2%
2016	£5.05	6.1%	-36.1%	3,453,895	3.4%	1.0%
2015	£4.76	5.2%	-39.8%	2,373,531	2.4%	-0.9%
2014	£4.52	4.4%	-42.7%	3,268,656	3.3%	-1.4%

SPECIALISED INDUSTRIAL RENT & VACANCY

Year	Market Asking Rent			Vacancy		
	Per Sq ft	% Growth	Vs Hist Peak	Sq ft	Percent	Ppts Chg
2030	£9.01	2.6%	16.6%	609,626	2.2%	-0.1%
2029	£8.79	3.1%	13.6%	646,216	2.4%	-0.2%
2028	£8.52	3.6%	10.2%	699,135	2.6%	-0.2%
2027	£8.23	3.2%	6.4%	765,309	2.8%	-0.1%
2026	£7.97	3.1%	3.1%	796,616	2.9%	0.2%
YTD	£7.73	1.9%	0%	735,526	2.7%	0%
2025	£7.73	1.9%	0%	743,987	2.7%	0.1%
2024	£7.59	3.4%	-1.9%	716,273	2.6%	0%
2023	£7.34	5.3%	-5.1%	718,027	2.6%	1.4%
2022	£6.97	4.3%	-9.9%	333,628	1.2%	-0.4%
2021	£6.68	5.2%	-13.6%	451,597	1.6%	1.1%
2020	£6.35	5.8%	-17.9%	150,003	0.5%	-0.3%
2019	£6	4.8%	-22.4%	227,658	0.8%	0.3%
2018	£5.73	5.6%	-25.9%	149,358	0.5%	-0.9%
2017	£5.43	6.4%	-29.8%	389,016	1.4%	-0.2%
2016	£5.10	6.3%	-34.1%	450,635	1.6%	-3.1%
2015	£4.80	6.3%	-38.0%	1,341,320	4.7%	0.5%
2014	£4.51	5.2%	-41.6%	1,194,533	4.2%	-2.7%

LOGISTICS RENT & VACANCY

Year	Market Asking Rent			Vacancy		
	Per Sq ft	% Growth	Vs Hist Peak	Sq ft	Percent	Ppts Chg
2030	£9.53	3.3%	19.4%	5,733,329	5.8%	-0.3%
2029	£9.23	3.8%	15.6%	5,920,403	6.1%	-0.4%
2028	£8.88	4.2%	11.3%	6,194,854	6.5%	-0.4%
2027	£8.52	3.6%	6.8%	6,559,543	6.9%	-0.5%
2026	£8.23	3.1%	3.1%	6,963,768	7.4%	-0.4%
YTD	£7.99	3.0%	0%	7,262,240	7.8%	0%
2025	£7.98	3.1%	0%	7,286,238	7.8%	0.8%
2024	£7.74	2.9%	-3.0%	6,461,554	7.0%	1.7%
2023	£7.53	5.4%	-5.7%	4,821,584	5.3%	2.4%
2022	£7.14	6.3%	-10.6%	2,601,452	3.0%	0.1%
2021	£6.72	7.2%	-15.8%	2,268,748	2.8%	0.2%
2020	£6.27	4.6%	-21.5%	2,004,809	2.6%	-1.4%
2019	£5.99	5.5%	-24.9%	3,033,054	4.0%	0.5%
2018	£5.68	5.5%	-28.9%	2,413,296	3.5%	-0.6%
2017	£5.38	7.1%	-32.6%	2,814,297	4.1%	-0.1%
2016	£5.03	6.1%	-37.0%	2,839,848	4.2%	2.7%
2015	£4.74	4.9%	-40.6%	960,717	1.5%	-1.6%
2014	£4.51	4.3%	-43.4%	1,997,036	3.1%	-1.0%

LIGHT INDUSTRIAL RENT & VACANCY

Year	Market Asking Rent			Vacancy		
	Per Sq ft	% Growth	Vs Hist Peak	Sq ft	Percent	Ppts Chg
2030	£8.08	1.4%	9.1%	211,496	4.1%	-0.2%
2029	£7.96	1.9%	7.6%	218,881	4.3%	-0.3%
2028	£7.82	2.4%	5.6%	235,508	4.6%	-0.5%
2027	£7.63	2.3%	3.1%	257,610	5.1%	0%
2026	£7.46	2.4%	0.8%	254,085	5.1%	0.2%
YTD	£7.28	0.4%	-1.6%	240,380	4.8%	0%
2025	£7.29	0.3%	-1.5%	240,380	4.8%	3.0%
2024	£7.27	-1.9%	-1.9%	88,852	1.8%	-1.0%
2023	£7.40	4.5%	0%	139,179	2.8%	0.1%
2022	£7.08	5.1%	-4.3%	135,665	2.7%	1.3%
2021	£6.74	7.6%	-8.9%	71,448	1.4%	1.4%
2020	£6.26	3.3%	-15.4%	0	0%	-1.0%
2019	£6.07	5.8%	-18.1%	51,774	1.0%	0.5%
2018	£5.73	6.0%	-22.5%	29,037	0.6%	-0.5%
2017	£5.41	4.6%	-26.9%	56,251	1.1%	-2.0%
2016	£5.17	4.5%	-30.2%	163,412	3.1%	1.8%
2015	£4.95	3.5%	-33.1%	71,494	1.4%	-0.1%
2014	£4.78	3.0%	-35.4%	77,087	1.5%	-0.1%

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Sq ft	Avg Yield	Price/Sq ft	Price Index	Yield
2030	0	-	-	-	-	-	£126.94	-	6.5%
2029	0	-	-	-	-	-	£121.84	-	6.5%
2028	0	-	-	-	-	-	£116.18	-	6.5%
2027	0	-	-	-	-	-	£110.18	-	6.6%
2026	-	-	-	-	-	-	£103.19	-	6.8%
YTD	0	-	-	-	-	-	£100.18	-	6.8%
2025	141	£134.4M	16.6%	£2,800,262	£109.56	5.8%	£99.60	-	6.8%
2024	148	£422.9M	5.3%	£3,203,432	£74.55	6.8%	£97.68	-	6.6%
2023	102	£235.7M	2.5%	£2,983,187	£92.65	6.5%	£97.15	-	6.3%
2022	72	£449.7M	3.9%	£9,567,227	£121.03	5.6%	£109.19	-	5.3%
2021	99	£1.1B	8.8%	£12,727,395	£113.38	5.4%	£111.75	-	4.9%
2020	95	£424.9M	6.1%	£5,311,547	£70.38	6.4%	£90.89	-	5.6%
2019	67	£300.2M	4.0%	£6,387,616	£73.24	5.8%	£78.01	-	6.2%
2018	75	£271M	3.3%	£5,419,013	£93.48	5.7%	£76.63	-	6.0%
2017	102	£50.9M	2.0%	£1,037,818	£49.56	7.3%	£69.47	-	6.3%
2016	77	£310.1M	4.3%	£6,598,208	£77.14	7.2%	£63.24	-	6.4%
2015	69	£107.9M	2.9%	£2,247,674	£43.50	6.2%	£58.25	-	6.6%

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SPECIALISED INDUSTRIAL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Sq ft	Avg Yield	Price/Sq ft	Price Index	Yield
2030	-	-	-	-	-	-	£112.98	-	6.5%
2029	-	-	-	-	-	-	£109.26	-	6.6%
2028	-	-	-	-	-	-	£104.99	-	6.6%
2027	-	-	-	-	-	-	£100.17	-	6.7%
2026	-	-	-	-	-	-	£94.07	-	6.8%
YTD	0	-	-	-	-	-	£91.02	-	6.8%
2025	19	£26.3M	2.5%	£1,880,271	£87.39	5.7%	£90.49	-	6.8%
2024	35	£109.4M	5.4%	£3,316,597	£74.99	6.2%	£88.66	-	6.7%
2023	29	£58.2M	3.0%	£2,426,278	£78.22	7.6%	£87.84	-	6.3%
2022	16	£5.5M	3.3%	£783,597	£54.08	8.5%	£98.17	-	5.4%
2021	18	£112.6M	2.7%	£7,504,059	£154.04	-	£100.81	-	4.9%
2020	21	£16.7M	0.9%	£1,046,862	£134.69	6.6%	£81.42	-	5.6%
2019	15	£10.4M	0.6%	£948,462	£77.01	-	£69.40	-	6.3%
2018	14	£35M	1.9%	£5,830,976	£72.48	4.5%	£67.72	-	6.2%
2017	30	£5.5M	2.0%	£419,611	£34.36	7.9%	£60.77	-	6.4%
2016	22	£36.3M	2.8%	£3,023,332	£49.90	8.6%	£55.97	-	6.6%
2015	29	£7.2M	1.2%	£480,592	£24.63	6.3%	£51.70	-	6.7%

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LOGISTICS SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Sq ft	Avg Yield	Price/Sq ft	Price Index	Yield
2030	-	-	-	-	-	-	£132.73	-	6.4%
2029	-	-	-	-	-	-	£127.03	-	6.4%
2028	-	-	-	-	-	-	£120.78	-	6.5%
2027	-	-	-	-	-	-	£114.26	-	6.5%
2026	-	-	-	-	-	-	£106.85	-	6.7%
YTD	0	-	-	-	-	-	£103.80	-	6.7%
2025	119	£107.8M	21.6%	£3,267,435	£116.80	5.9%	£103.20	-	6.7%
2024	105	£305.7M	5.5%	£3,287,203	£73.75	7.1%	£101.25	-	6.5%
2023	68	£170.9M	2.3%	£3,418,593	£102.34	6.3%	£100.80	-	6.2%
2022	51	£442.3M	4.3%	£11,640,250	£123.30	5.3%	£113.50	-	5.2%
2021	73	£960.7M	11.3%	£15,248,456	£110.01	5.3%	£116.16	-	4.8%
2020	71	£405.1M	8.2%	£6,641,008	£69.16	6.4%	£94.57	-	5.5%
2019	48	£288.5M	5.5%	£8,484,644	£73.18	5.6%	£81.35	-	6.1%
2018	56	£234.3M	3.9%	£5,578,209	£102.25	5.9%	£80.07	-	6.0%
2017	60	£35.5M	1.9%	£1,224,403	£52.04	7.0%	£72.78	-	6.2%
2016	48	£268.9M	5.0%	£9,274,131	£87.20	6.7%	£66.04	-	6.4%
2015	37	£100.4M	3.9%	£3,347,632	£46.08	6.2%	£60.76	-	6.5%

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LIGHT INDUSTRIAL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Sq ft	Avg Yield	Price/Sq ft	Price Index	Yield
2030	0	-	-	-	-	-	£94.24	-	7.1%
2029	0	-	-	-	-	-	£92.77	-	7.1%
2028	0	-	-	-	-	-	£90.76	-	7.2%
2027	0	-	-	-	-	-	£88.13	-	7.2%
2026	-	-	-	-	-	-	£84.13	-	7.4%
YTD	0	-	-	-	-	-	£82.07	-	7.4%
2025	3	£263.4K	0.5%	£263,415	£108.40	-	£81.57	-	7.4%
2024	8	£7.7M	1.6%	£1,282,572	£113.70	-	£79.77	-	7.2%
2023	5	£6.5M	2.5%	£1,302,287	£50.49	-	£79.45	-	6.8%
2022	5	£1.8M	0.9%	£922,500	£70.24	6.1%	£88.30	-	5.8%
2021	8	£8.6M	1.6%	£1,230,714	£110.08	6.1%	£88.43	-	5.4%
2020	3	£3.1M	1.1%	£1,024,167	£54.90	-	£73.36	-	6.1%
2019	4	£1.3M	0.6%	£653,500	£60.04	6.5%	£62.22	-	6.8%
2018	5	£1.7M	2.6%	£840,000	£13.51	-	£60.55	-	6.7%
2017	12	£9.9M	3.9%	£1,412,922	£53.48	-	£54.69	-	6.9%
2016	7	£4.9M	4.1%	£814,336	£23.37	6.5%	£50.18	-	7.1%
2015	3	£250.5K	0.2%	£83,500	£31.55	-	£46.85	-	7.2%

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