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INVESTMENT
MARKET UPDATE

INDUSTRIAL FOCUS

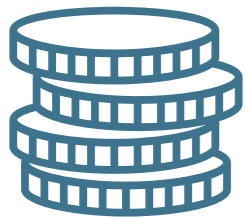
AUTUMN 2024

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Sector Overview



Q3 has been the **strongest quarter** since the **2022** correction



Pick up in volumes attributable to some notable **portfolio transactions** and **strong performance** in the multi-let sector



Q3 demonstrated clear evidence of yield compression and with **£1bn** of stock already in the market for Q4, expect further hardening



The **buyer pool continues** to be dominated by overseas investors accounting for 66% of volume. Many of the Funds are now re-engaged along with more overseas entrants



Positive occupier sentiment: **29% expect to take more space** in the next 12 months



Market sentiment continues to improve with more clarity on pricing levels leading to increased stock coming to the market



Industrial / logistics remains the dominant sector across all commercial markets, a trend we expect to continue through 2024 and beyond



Prime yields have **strengthened** by 25 bps to **5.25%**

Ongoing & Recent Transactions

ESTABLISHED MULTI-LET INDUSTRIAL ESTATE

DISPOSAL/UNDER OFFER



Ring Tower Industrial Estate, Winchester

Client: Private Prop Co
Net Initial Yield: 6.22%
WAULT: 10.5 years

Description: Well-presented multi-let industrial estate providing a mix of industrial, office and storage accommodation totalling 120,571 sq ft (11,201 sq m).
Tenure: Freehold

£13.25M

PRIME SOUTH EAST DISTRIBUTION WAREHOUSE

ACQUISITION



Watchmoor Park, Camberley

Client: Crossbay
Vendor: L&G
Capital Value: £170 psf

Description: High quality distribution warehouse totalling 84,690 sq ft, occupying a large 3.8 acre site. The property was sold with immediate refurbishment and value-add potential.
Tenure: Freehold

£14.45M

STRATEGIC GROUND RENT PORTFOLIO

ACQUISITION



SPRUCE & PINE PORTFOLIO

Pine & Spruce Portfolio

Client: Fire Thorn
Vendor: Schroders
Net Initial Yield: 7.00%
WAULT: 70 years

Description: Industrial ground rent portfolio located in Aberdeen. Let on long leases with an average unexpired term of 70 years.
Tenure: Freehold

£25M

MISSION CRITICAL INDUSTRIAL FACILITY

DISPOSAL



Coveris Flexibles, Gainsborough

Client: Texton
Purchaser: Private Overseas HNW
Net Initial Yield: 6.30%
WAULT: 7 years

Description: Prime highly reversionary distribution facility totalling 85,985 sq ft with 12 metre clear eaves height. Low passing rent of £490,273 per annum (£5.70 psf).
Tenure: Freehold

£7.3M

Allsop National Investment THE LAST TWELVE MONTHS

THE LAST TWELVE MONTHS

ALLSOP 'ADVANTAGE'

40+

TRANSACTIONS

OVER
£500M

OF TRANSACTIONS

208

COUNTRIES OR
TERRITORIES REACHED

DEDICATED

SECTOR SPECIALISTS IN
EACH KEY MARKET

£5M - £50M

LOT SIZES TRADED

50,000+

REGISTERED HIGH
NET WORTH INVESTORS

USP

UNITED SALES PROCESS
WITH HYBRID AUCTION
DISPOSAL METHOD

OVER
250 YEARS

COMBINED
MARKET EXPERIENCE

£12.5M

AVERAGE
LOT SIZE

**ALL
SOLD**

ENERGY, EXPERTISE
& EXCEPTIONAL
CONTACTS

**GLOBAL
PARTNERSHIPS**

WITH MILLENNIUM GROUP
AND CITI PRIVATE BANK

**OPEN,
FRIENDLY
& HONEST**

BUSINESS APPROACH

Allsop National Investment Team

We **know** the buyers



Jeremy Hodgson
Partner
07850 976 116
jeremy.hodgson@allsop.co.uk



Scott Tyler
Senior Partner
07787 501 732
scott.tyler@allsop.co.uk



Alex Butler
Partner
07801 219 888
alex.butler@allsop.co.uk



Dale Johnstone
Partner
07788 554 555
dale.johnstone@allsop.co.uk



James Salmon
Partner
07720 400 306
james.salmon@allsop.co.uk



Richard Gale
Partner
07527 388 024
richard.gale@allsop.co.uk



Richard Brooke
Partner
07721 993 652
richard.brooke@allsop.co.uk



Liam Stray
Senior Associate
07956 981 575
liam.stray@allsop.co.uk



Lottie Hayward
Senior Associate
07817 549 237
lottie.hayward@allsop.co.uk



Archie Stead
Senior Associate
07525 824 606
archie.stead@allsop.co.uk



Henry Kilmister
Senior Associate
07733 469391
henry.kilmister@allsop.co.uk



Andrew Wise
Associate
07535 045 149
andrew.wise@allsop.co.uk



Freddie Foley
Senior Surveyor
07765 982 637
frederick.foley@allsop.co.uk



Oliver Dixon
Surveyor
07341 635 082
oliver.dixon@allsop.co.uk



Betsy Rowett
Graduate
07586 105 855
betsy.rowett@allsop.co.uk

For market intelligence and advice on buying and selling commercial investments, get in touch.



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Contacts

Head office:

33 Wigmore Street, London W1U 1BZ
Tel: +44 (0)20 7437 6977

City office:

2 Copthall Avenue, London EC2R 7DA
Tel: +44 (0)20 7588 4433

Leeds office:

8th Floor, Platform, New Station Street,
Leeds LS1 4JB
Tel: +44 (0)113 236 6677



allsop.co.uk