

# LOGIC: West Yorkshire & The Humber



2025 Review

Occupier and investment market trends in the West Yorkshire & the Humber logistics and industrial sector.

[knightfrank.com/research](https://knightfrank.com/research)



# Occupier Market

Take up has risen for the third consecutive year, with a strong start to 2026 expected, though limited stock may constrain activity later in the year

## TAKE UP RISES FOR THIRD YEAR IN A ROW

Following a weak Q3, take up in West Yorkshire & the Humber's industrial and logistics market picked up in Q4, with 538,643 sq ft taken up by occupiers (units over 50,000 sq ft). This brings the annual take up for 2025 to 2.4m sq ft, up 15% y/y and the highest annual figure since 2021.

The largest transaction in Q4 was Hartwell Manufacturing, a steel fabrication business, taking 144,000 sq ft at Euroway Trading Estate in Bradford.

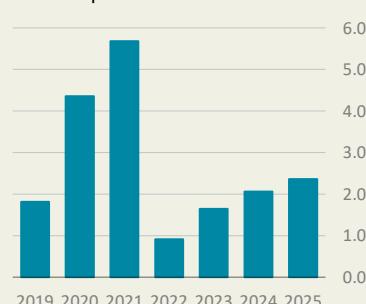
## STRONG START TO 2026 ANTICIPATED

At the end of 2025, 671,000 sq ft was under offer, signalling robust demand and a positive outlook for early 2026. This demand is focused on units in the smaller size bands of 100,000-200,000 sq ft and 50,000-100,000 sq ft.

However, a lack of development activity is creating a supply/demand imbalance, and we could see this dampening activity levels as we progress through the year.

### Take up (sq ft)

million square feet



Source: Knight Frank Insight

## DEMAND FOCUSED ON MID-BOX UNITS

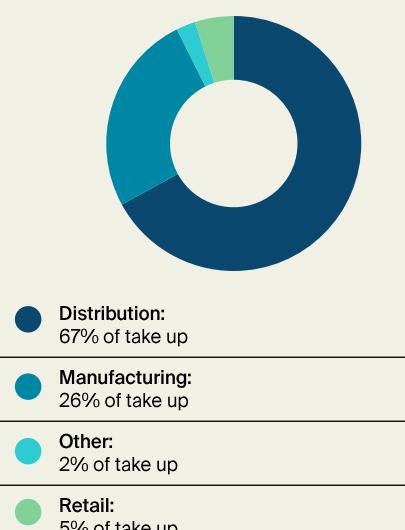
Demand in 2025 has been focused on smaller units (under 250,000 sq ft), while transactions at the larger end are taking longer to complete. There have been just three units above this size threshold that have transacted this year.

By sector, distribution firms continue to dominate, accounting for 67% of 2025 take up. This was driven by some sizeable transactions, notably ID Logistics at Sherburn 550 and Torque Logistics at California 400.

Manufacturers account for a notable share of activity, representing 26% of annual take up. The region continues to attract diverse manufacturing businesses, including Just Trays (shower trays), Mitsubishi Chemical (one of the world's largest chemical producers), and Sika Everbuild (sealants and adhesives for the building trade), all securing space this year.

### Take up by sector

2025



Source: Knight Frank Insight

## MARKET VIEW

Take up has hit 539,000 sq ft in the last three months



BY IAIN MCPHAIL, PARTNER,  
LEEDS LOGISTICS & INDUSTRIAL AGENCY

"The West Yorkshire industrial and logistics market rebounded in Q4 after a quiet Q3, despite Autumn budget uncertainty. Take up reached 539,000 sq ft, including major deals such as NG Bailey taking Crossbay's refurbished Shawcross 115 unit (113,500 sq ft) in Dewsbury and Hartwell Manufacturing occupying Citivale's refurbished '606' unit on the Euroway Trading Estate in Bradford. Demand from occupiers seems to be focused on the 100,000-200,000 sq ft size range, and this pattern of demand is reflected in the take up figures and space that is currently under offer.

The consequence of this 'flurry' of activity is an impending supply imbalance of Grade A and B stock, with total supply in West Yorkshire and the Humber falling to 4.7m in the final quarter. Grade A and B availability is just 1.1m sq ft, 593,000 sq ft of which is under offer. With little speculative development planned, the imbalance will deepen, prompting developers to focus on refurbishment and value-add strategies.

Rents remain stable due to limited Grade A stock, rather than a softening in demand. However, we expect rental growth to continue into Q1 2026. We have also seen a continued growth in the sub 50,000 sq ft market with headline rents expected to achieve £15 psf by the end of Q1 2026."

# Occupier Market

## 2.4m sq ft

Occupier take up  
2025

## 6.9%

Vacancy rate  
Q4 2025

## £10.00 psf

Prime rents  
Q4 2025

## 8.7%

Prime annual rental growth

“Available stock is dominated by lower quality space, with 81% of available floorspace in units that are grade B or C”

### VACANCY RATE DECLINES IN THE FINAL QUARTER OF 2025

The supply of existing units over 50,000 sq ft declined in the final quarter, from 5.1m sq ft in Q3, to 4.7m sq ft at year end. As a result, the vacancy rate moved from 7.5% (Q3) to 6.9%. While it remains higher than at the end of last year (6.2%), available stock is dominated by lower quality space, with 81% of available floorspace in units that are grade B or C.

### RENTAL LEVELS & OUTLOOK

A lack of speculative development in the region is creating a supply squeeze for new and grade A units. Of the 45 available units, just nine are new or grade A, meaning limited options for occupiers focused on best-in-class assets. This lack of stock may start to weigh on take up levels as we move through 2026.

Prime industrial rents in Leeds remained stable in Q4 2025 at £10.00 psf, with growth of 8.7% recorded annually (units 50,000 sq ft+). Knight Frank Insight forecasts average rental growth of 4.3% for Leeds in 2025 and 3.9% for the wider Yorkshire & the Humber region. Rental growth is expected to moderate in 2026, with average growth of 2.4% expected for Leeds and 2.6% across the wider region.

### Vacancy rate

% of stock

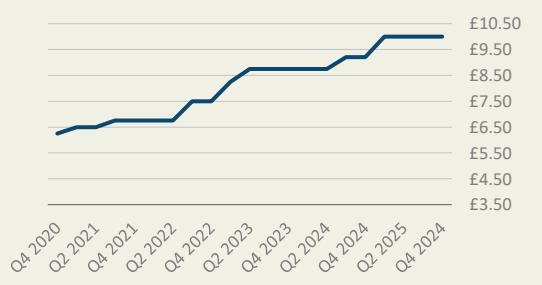


Source: Knight Frank Insight

“Of the 45 available units, just nine are new or grade A”

### Leeds - Prime Rents

£ per sq ft (units over 50,000 sq ft)



Source: Knight Frank Insight

### Key Occupier Deals

2025

PROPERTY	SIZE (SQ FT)	OCCUPIER	RENT (OR PURCHASE PRICE)	COMMENTS
Sherburn 550, Sherburn in Elmet, Selby	556,598	ID Logistics	£6.75 psf	Second-hand
California 400, Normanton, Wakefield	398,000	Torque Logistics	£6.25 psf	Second-hand
SH280, Sherburn 42, Selby	280,000	Sika Everbuild	£7.50 psf	Speculative build
Shed 17, King George Dock, Hull	158,000	Mitsubishi Chemicals	Confidential	Second-hand
606, Euroway Trading Estate, Bradford	144,000	Hartwell Manufacturing	Confidential	Second-hand

Source: Knight Frank Insight

# Investment Market

## 5.25%

Prime NIY - Leeds  
Q4 2025

## Stable

YoY movement in prime yields

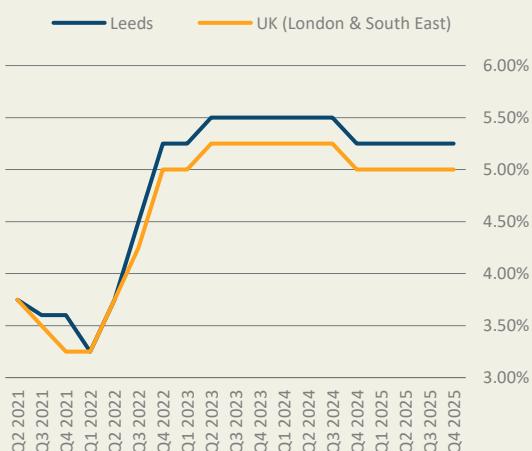
### INVESTMENT VOLUMES STRENGTHEN

Following a subdued first half of 2025 for industrial investment in the region, the second half of the year has seen a strengthening of activity buoyed by the completion of several portfolios and single-asset transactions.

The largest single-asset deal in Q4 was LondonMetric's purchase of the Booker warehouse at Dale Lane Industrial Estate, Pontefract for approximately £17 million. The most notable portfolio transaction was M7 Real Estate's acquisition of 31 urban infill and mid-box logistics assets across France and the UK, including approximately £49 million of assets in West Yorkshire.

Prime industrial yields in Leeds for units over 50,000 sq ft have remained at 5.25% throughout 2025, having compressed by 25bps in Q4 2024.

#### Prime Yield Net initial yield %



Source: Knight Frank Insight

We like questions, if you've got one about our research,  
or would like some property advice, we would love to hear from you

**Logistics & Industrial  
Insight**

Claire Williams  
claire.williams@knightfrank.com  
+44 20 3897 0036

Gajan Pakkiyarajah  
Gajan.Pakkiyarajah@knightfrank.com  
+44 20 7861 1694

Josh Atkinson  
Josh.Atkinson@knightfrank.com  
+44 20 3909 6805

**Leeds Commercial  
Logistics & Industrial Agency**

Iain McPhail  
iain.mcphail@knightfrank.com  
+44 113 297 1843

Max Vause  
max.vause@knightfrank.com  
+44 113 288 5262

**Leeds Commercial  
Capital Markets**

Henrie Westlake  
henrie.westlake@knightfrank.com  
+44 113 297 2413

Graham Foxton  
graham.foxton@knightfrank.com  
+44 113 297 1950

**Valuation & Advisory**

James Milner  
james.milner@knightfrank.com  
+44 113 297 1841

**Methodology**

This report has been prepared by Knight Frank Commercial Insight.

Data and information within this report have been provided by Knight Frank occupier and investment teams across the Knight Frank UK network. Third party data sources are also utilised.

For the purposes of this report, take up figures refer to spaces of 50,000 sq ft or more, that are let, pre-let or acquired for occupation.

Availability refers to all space available for immediate occupation as well as space under construction (built speculatively) that will be available for occupation within the next 12 months.

Investment figures refer to industrial property purchases where the primary motivation is the generation of income. Acquisitions for occupation are excluded. Land sales are included, where the end use of the land is known.