LOGIC: Q2 2025

Key findings from the UK regional industrial and logistics occupier markets in Q2 2025.

*units 50,000 sq ft+

London & South East

In markets where rental growth has been particularly sharp in recent years, rising stock levels are now contributing to the first signs of headline rent declines.

Midlands

New headline rent set for Coventry. Now £10.50 psf, representing 10.5% growth annually.

North West

Retailers are increasing their footprint in the North West, taking 3.5 times more space over the past year.

Knight Frank

South Yorkshire

Resurging demand for larger units has sharpened the vacancy rate by 200bps since the start of this year.

West Yorkshire & the Humber

With no development underway, there are just five months' worth of new or second-hand Grade A space available.

South West

H1 2025 take up exceeded the full-year volumes for both 2023 and 2024 and marked the strongest H1 performance in nearly a decade.

Knight Frank

North East

Despite a lacklustre Q2 for take up, momentum may be building with 800,000 sq ft of space under offer.

Knight Frank

Wales

No new space available, and just 4% of availability is Grade A.

Knight Frank

Scotland

Prime rents in the Central Belt have risen for the second consecutive quarter to £10.75 psf, with all new developments now accounted for and nothing further underway.

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Get in touch to find out more

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