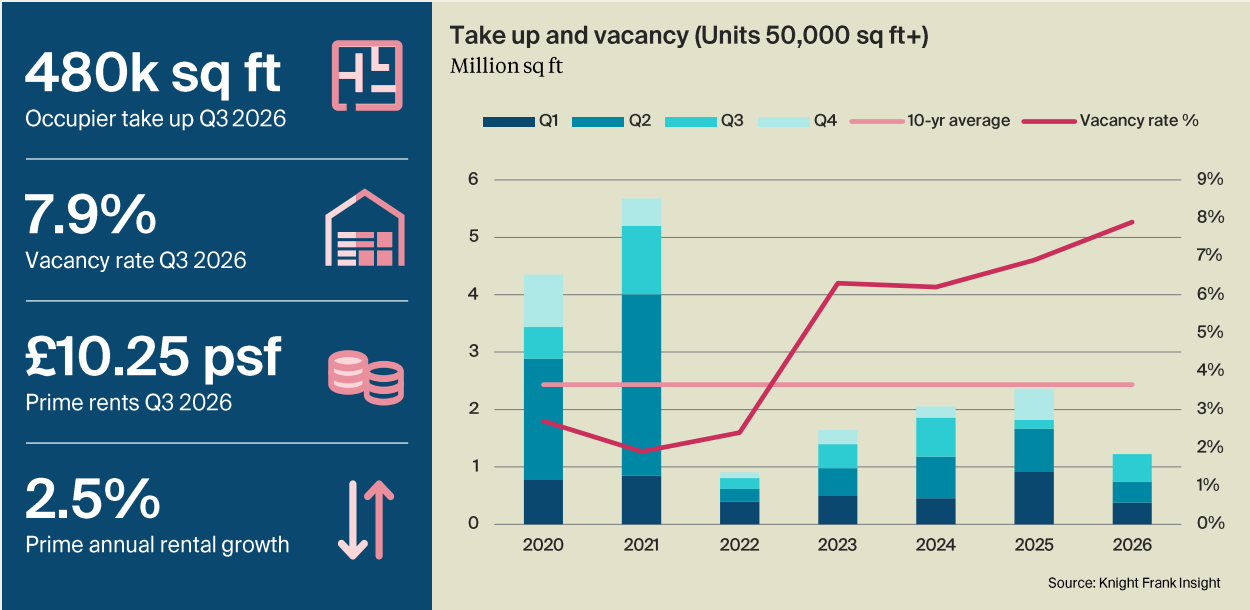


West Yorkshire and the Humber



OCCUPIER DEMAND REMAINS SELECTIVE

The West Yorkshire market recorded total take up of 480,108 sq ft in Q3, up 32% q/q and 204% y/y, albeit from a subdued Q3 2025. Demand remained highly selective, with transactions split between Grade-A new-build and Grade C second-hand space, suggesting occupiers are either prioritising best-in-class accommodation or seeking lower-cost options. Activity was also concentrated in the 50,000 sq ft to 100,000 sq ft size bracket, with only a single transaction exceeding 100,000 sq ft.

The quarter's largest transaction was Campeys of Selby's letting of a 190,402 sq ft net-zero carbon facility at Sherburn 42. The family-run haulage company agreed a 10-year lease on the facility, which will more than triple its existing storage capacity, providing substantial scope for future customer growth, as it

continues to expand into the food and retail logistics sector, underlining continued demand for modern, sustainable logistics space.

SECOND-HAND STOCK DOMINATES SUPPLY

Total available floorspace fell 6% q/q to 5.3 million sq ft in Q3, reducing the vacancy rate to 7.9% from 8.4% in the previous quarter.

While availability has tightened, the market remains characterised by a shortage of high-quality accommodation. Grade-A space accounts for just 137,947 sq ft, or 3% of total availability, with supply largely concentrated in small and mid-box units. As a result, Grade-A vacancy compressed further to just 0.8% in Q3, down from 1.2% in Q2 and 1.0% in Q1, underlining the scarcity of modern, best-in-class space.

By contrast, Grade B or worse facilities accounts for 90% of all available floorspace, highlighting

the continued dominance of secondary space within the market. With only one speculative development above 50,000 sq ft currently under construction, the supply of new, high-quality accommodation is likely to remain constrained over the near term.

LIMITED MODERN SUPPLY SUPPORTS RENTAL GROWTH

Prime industrial rents in Leeds increased to £10.25 psf in Q3 2026 for units of 50,000 sq ft and above, marking the first rental uplift since Q1 2025.

Looking ahead, Knight Frank Insight expect average rental growth of 1.7% across Yorkshire & the Humber in 2026, with Leeds expected to outperform at 3.0%. While average growth is moderating, the limited availability of high-quality accommodation should continue to support rental performance.