
Leicestershire's Warehouse and Industrial Market is Moving . . .



- Leicestershire's industrial/warehouse market strengthens again in early 2016
- Stock levels low
- Demand for purchase or rent continues to rise
- Capital values and rents on the up



Unit 1 Walker Road, Bardon,
Leicestershire
804m² (8,660ft²)



Unit 5 Walker Road, Bardon,
Leicestershire
827m² (8,903ft²)



Unit E Walker Road, Bardon,
Leicestershire
809m² (8,705ft²)



Unit G Walker Road, Bardon,
Leicestershire
624m² (6,711ft²)



Unit H Walker Road, Bardon,
Leicestershire
631m² (6,794ft²)

Market Commentary

Values are rising as industrial and warehouse stock levels drop again throughout Leicestershire.

2015 saw the Leicestershire warehouse and industrial market strengthen, with stock diminishing and demand improving.

The early months of 2016 have seen this market kick on again with demand improving still further.

Increased demands for space, coupled with the ongoing lack of supply as exemplified by a few of the buildings we have sold shown here at Bardon just off J22 of the M1, suggest that 2016 will see both rental and capital values rise yet again as the market is still starved of stock through all sizes and specifications from new build to mid range and from small to large.

Tim Gilbertson of FHP who dealt with the deals shown commented:

“My prediction for the remainder of 2016 is continued demand and rises in both capital and rental values.

We have any number of parties looking to purchase or rent space throughout Leicestershire with the vast majority being frustrated by the lack of stock on offer. Competition for space is strong and as a result rents and values are rising, with no sign of substantial amounts of new space coming to the market this trend seems set fair for the foreseeable future.

I would love to have more stock available and I can certainly provide a very positive prognosis of market conditions for any potential clients that are looking to sell or let warehouse or distribution space at present.

Our list of enquirers is strong and continues to grow literally in a daily basis with many unfulfilled requirements in the market place. I would be delighted to come and see any potential new vendor or landlord clients and advise further on the continued strength of the market and how this could best serve their interests to achieve rapid disposals on either leasehold or freehold opportunities.”



Tim Gilbertson

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