

INDUSTRIAL UPDATE

allsop

£100M OF INDUSTRIAL TRANSACTIONS COMPLETED IN JANUARY

POWERHOUSE, DARTFORD

ACQUIRED



Client: Logikor
Property: Multi Let forward fund industrial/trade units
Pricing: £25m

PORT ROAD BUSINESS PARK, CARLISLE

ACQUIRED



Client: Chancerygate
Property: Multi Let estate fully let to 20 occupiers
Pricing: £7m

NORTHERN LIGHTS PORTFOLIO

SOLD



Client: UK Institution
Property: Three multi let industrial estates comprising 92 units totalling 410,208 sq ft
Pricing: £24.1m

THE SEVEN PORTFOLIO

SOLD



Client: UK Institution
Property: Five single let and two multi let industrial estates totalling 466,750 sq ft
Pricing: £31m



Prime yields moved out by c. 100 bps (10-15% in terms of capital values) since the 2022 mid-summer peak.



Occupational markets continue to experience **undersupply and strong demand**, which is expected to **fuel rental growth**, albeit moderating



Many of the active buyers during the past 24 months **have now returned to the market**



Secondary industrial assets will continue to be prioritised for sale as Vendors look to retain quality and de-risk portfolios



The uncertainty of Q4 2022 is eroding with increased competition and it is likely that we will see some **pricing hardening throughout 2023**



Private Equity and overseas investors to increase their market share of transactions

For more information on these transactions, or to discuss new opportunities please contact:

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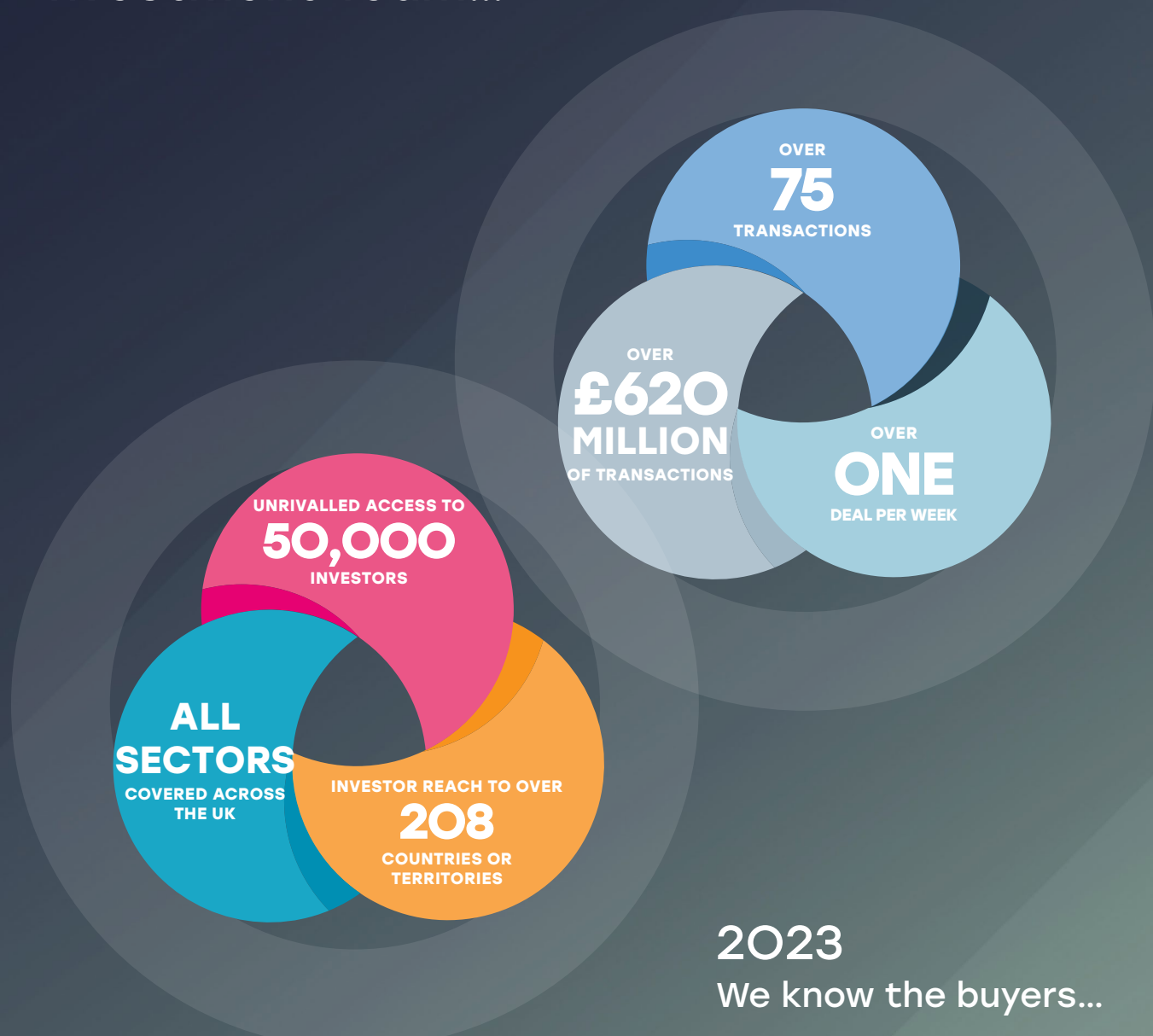
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2023 We know the buyers...

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