

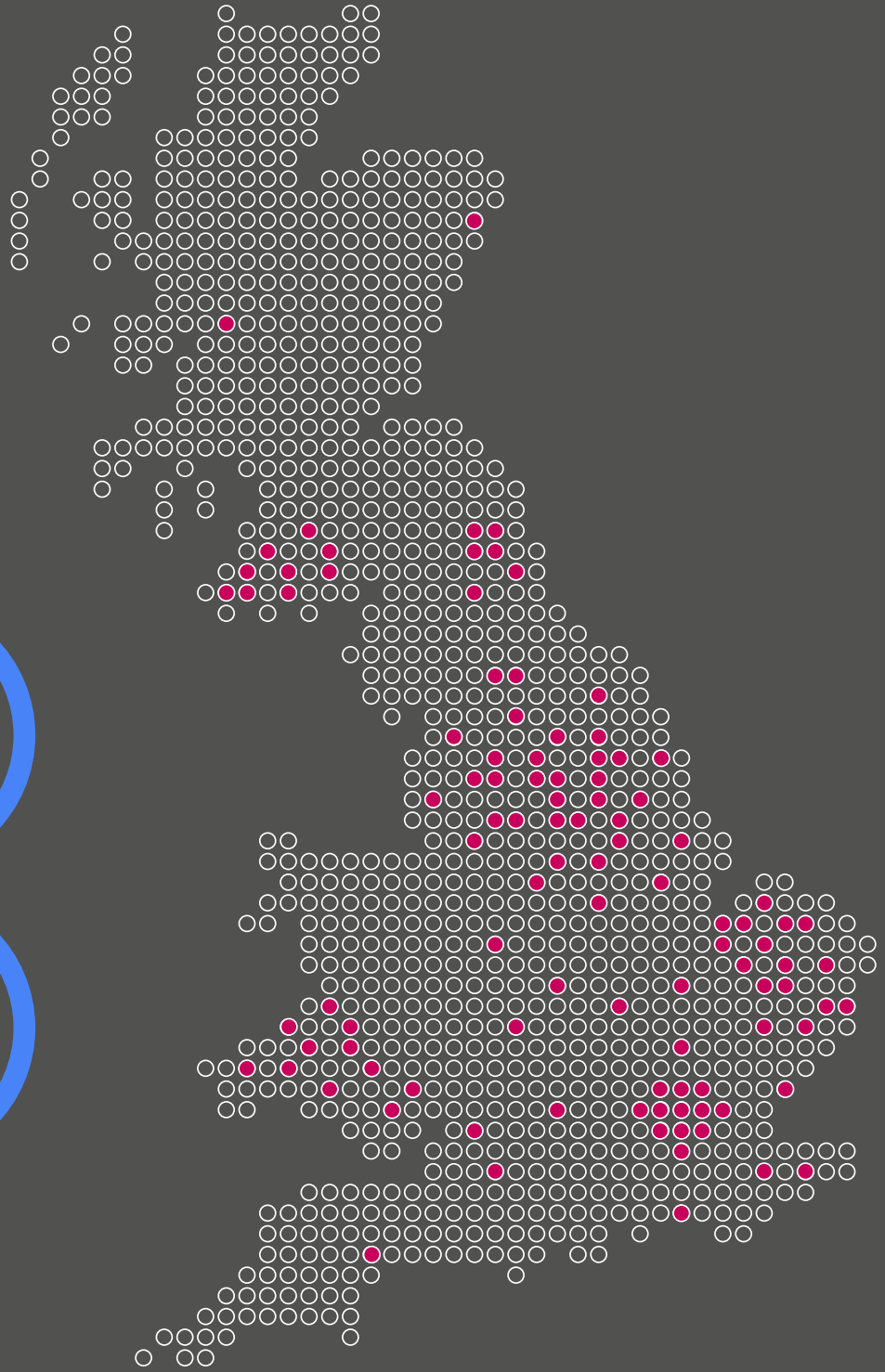


NATIONAL INVESTMENT  
INDUSTRIAL MARKET  
UPDATE

**allsop**

# Allsop's Industrial Highlights 2018

58 industrial properties transacted throughout the UK, this year to date



Over  
**£111.5m**  
of industrial  
transactions in  
the past  
**3 months**

Unrivalled  
marketing list  
including over  
**100,000**  
investors

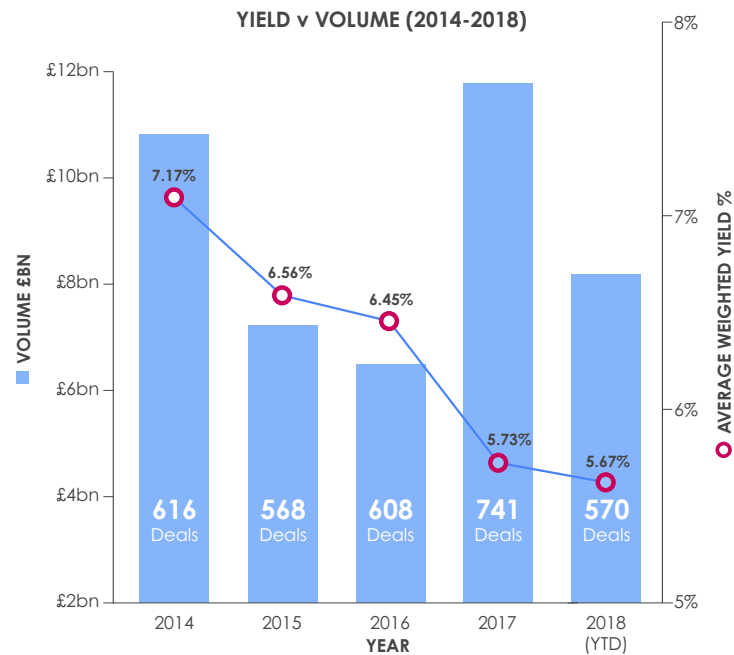
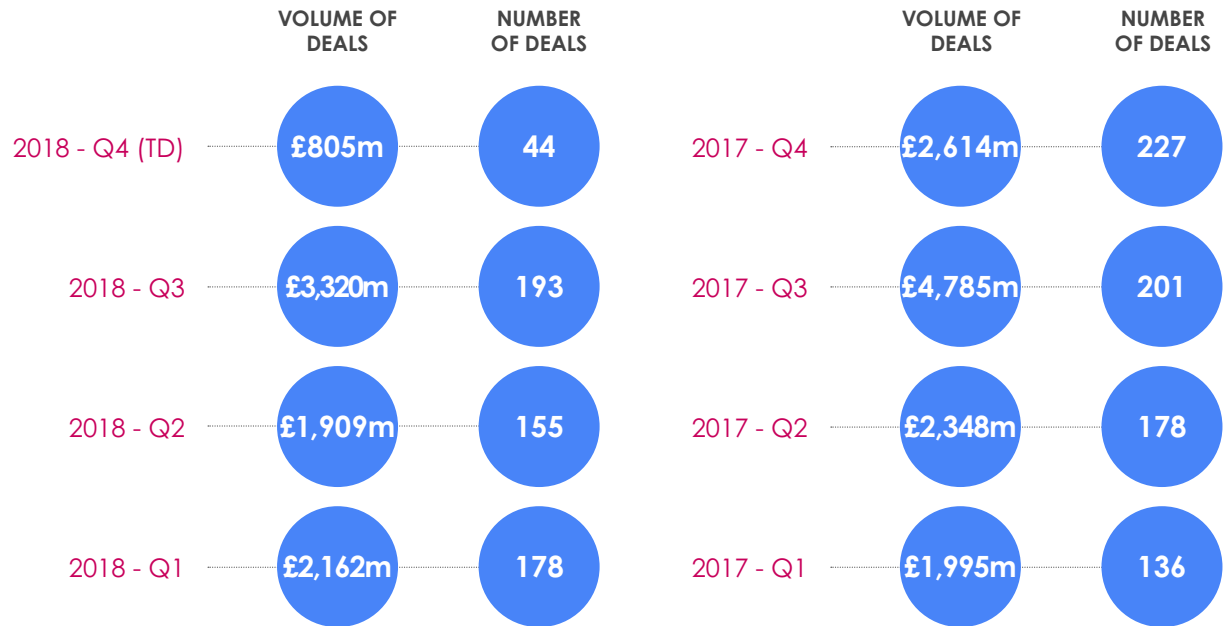
Deal range of  
**£2m to**  
**£42.2m**  
(Private Treaty)

Average  
of more than  
**4 deals**  
**a month**

Average  
deal size of  
**£10.1m**  
(Private Treaty)

# UK Industrial Investment Update

UK INDUSTRIAL TRANSACTIONS  
BY QUARTER



\*Above figures include industrial portfolio transactions

# Allsop 2017 & 2018 Industrial Highlights

## THE ATLAS PORTFOLIO

# THE ATLAS PORTFOLIO



Five multi-let industrial estates located in Greater London.

**Sale:** £64m

**NIY:** N/A

**Client:** Workspace Group Plc

**Purchaser:** Capital Industrial One

## THE NED PORTFOLIO



# NED PORTFOLIO

Ten industrial assets located in the north east of England providing multi-let and well-specified accommodation.

**Acquisition:** £41.42m

**NIY:** 7.85%

**Client:** Columbia Threadneedle

**Vendor:** UK Land Estates Ltd

## QUANTUM PARK, OLDHAM ROAD, MANCHESTER, M40 8FZ



A modern multi-let industrial / trade counter terrace totalling 45,387 sq ft with a WAULT of 4.6 years to expiries and 2.6 years to breaks.

**Sale:** £9m

**NIY:** 4.94%

**Client:** Tilstone/Warehouse REIT

**Purchaser:** LaSalle Investment Management

## NETWORK PORTFOLIO

# network PORTFOLIO

A highly reversionary single let south east industrial/trade counter portfolio.

**Acquisition:** £10.05m

**NIY:** 5.65%

**Client:** Columbia Threadneedle

**Vendor:** Brookshire Capital

## ZENNOR TRADE PARK, BALHAM, LONDON, SW12 0PS



28 fully let light industrial units with excellent rental growth prospects and immediate asset management.

**Sale:** £30.1m

**NIY:** 2.90%

**Client:** Workspace Group Plc

**Purchaser:** DTZ Investors

## CEDAR PORTFOLIO

cedarportfolio

Highly reversionary multi-let trade and light industrial portfolio located in core commercial locations throughout the UK.

**Acquisition:** £40m

**NIY:** 5.85%

**Client:** Kames Income Fund

**Vendor:** CBRE Global Investors

## ALFRED'S WAY INDUSTRIAL ESTATE, BARKING, LONDON, IG11 0AS



Multi-let industrial estate comprising 2.8 acres and 9 units totalling 56,274 sq ft.

**Acquisition:** £13.9m

**NIY:** 3.68%

**Client:** Capital Industrial

**Vendor:** Aviva Investors

## SAXON INDUSTRIAL ESTATE, MILTON KEYNES, MK1 1QU



Multi-let south east industrial estate totalling 127,000 sq ft.

**Acquisition:** £12.1m

**NIY:** 5.00%

**Client:** Legal & General

**Vendor:** Telereal Trillium

# 2018/2017 UK Industrial Deal Map (excl. portfolios)

## TOTAL INDUSTRIAL TRANSACTIONS

### EXCLUDING PORTFOLIOS

2017

2018 YTD



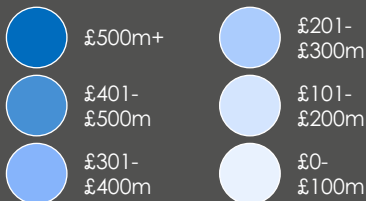
### INCLUDING PORTFOLIOS

2017

2018 YTD



### 2018 - DEAL VOLUME KEY



## NORTH WEST

2017

2018 YTD



6.25%



5.73%

## NORTHERN IRELAND

2017

2018 YTD



8.03%



7.00%

## WEST MIDLANDS

2017

2018 YTD



5.64%



5.61%

## WALES

2017

2018 YTD



7.95%



8.39%

## SOUTH WEST

2017

2018 YTD



6.29%



6.43%

\*Yields shown on the map are average weighted yields.



### SCOTLAND

2017

2018 YTD

£346m

6.85%

£243m

7.10%

### NORTH EAST

2017

2018 YTD

£103m

6.92%

£210m

5.49%

### YORKS & HUMBER

2017

2018 YTD

£365m

6.98%

£288m

6.47%

### EAST MIDLANDS

2017

2018 YTD

£863m

5.80%

£609m

5.46%

### EAST ENGLAND

2017

2018 YTD

£520m

5.97%

£451m

5.01%

### LONDON

2017

2018 YTD

£1,076m

3.90%

£405m

3.51%

### SOUTH EAST

2017

2018 YTD

£1,282m

5.30%

£780m

5.18%



With over 150 years' experience, our investment teams specialise in commercial investment sales, acquisitions, and development opportunities across the UK.

OFFICE • **INDUSTRIAL** • RETAIL • MIXED USE SECTORS

- National Investment Sales/Acquisitions & Development
- Portfolio Sales/Acquisitions
- Dedicated Private Client Team

## THE TEAM

**Jeremy Hodgson**  
Partner  
**020 7543 6709**

**Scott Tyler**  
Partner  
**020 7543 6719**

**Alex Butler**  
Partner  
**020 7543 6722**

**Andy Pointon**  
Partner  
**020 7543 6720**

**Dale Johnstone**  
Partner  
**020 7543 6796**

**Mark Dansky**  
Partner  
**020 7543 6813**

**James Salmon**  
Associate  
**020 7543 6880**

**Jonathan Butcher**  
Senior Surveyor  
**020 7543 6755**

**Richard Lea**  
Senior Surveyor  
**020 7543 6832**

**Lottie Hayward**  
Senior Surveyor  
**020 7543 6750**

**Tom Dales**  
Senior Surveyor  
**020 7543 6866**

**Liam Stray**  
Surveyor  
**020 7543 6769**

**Andrew Wise**  
Surveyor  
**020 7543 6731**

**Ronnie Morgan**  
Graduate Surveyor  
**020 7543 6808**

**David Hammond**  
Consultant  
**020 7543 6721**

firstname.surname@allsop.co.uk