

Press Release 2024



DERBYSHIRE INDUSTRIAL/ WAREHOUSE MARKET – STRONG ENQUIRY LEVELS AND POSITIVE OUTLOOK

The industrial/warehouse market across Derby, Derbyshire and the wider Midlands continues to be underpinned by a lack of good quality units, available on either a leasehold or freehold basis. Whilst there is no doubt that market conditions this year have been more challenging, the last 4-6 weeks have felt more positive despite uncertainty from the Autumn Budget. With Christmas on the horizon, we very much hope market sentiment continues to improve as we move into 2025.

We have seen strong enquiry levels across the year on existing modern units up to 100,000ft² not only at key motorway junctions but across industrial/manufacturing areas, such as, Alfreton, Ilkeston, Heanor, Castle Donington, Derby and Clay Cross. Whilst there is a mix of freehold and leasehold enquiries, freehold units are in very low supply driving strong interest in this sector.

Whilst the larger end of the market has been quieter this year, there has pleasingly been a recent spike in enquiries on units over 100,000ft² situated along the M1, A50 and A38 corridors. In addition, there has been a sharp reduction in the delivery of speculative warehouses this year, and prime availability is forecasted to reduce over the next 12 to 15 months.

Pleasingly our in-house statistics show higher enquiry levels overall across September and October than in previous years. We hope in turn, this leads to more viewings, with units being placed under offer and deals completing. Rental and capital values remain strong and have marginally increased over the past 12 months. Deals are continuing to complete, albeit they are taking longer to push over the line and document.

There are high quality new industrial/warehouse units available in key locations along the A50 and M1 corridors bolstered by a number of excellent build to suit opportunities offering units up to 690,000ft². Key locations include Castle Donington, Derby, Dove Valley Park and Uttoxeter.

For further information please contact Darran Severn on 07917 460031 or email darran@fhp.co.uk or Corbin Archer on 07929 716330 or corbin.archer@fhp.co.uk.

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Nottingham | **Birmingham** | **Derby**
0115 950 7577 | **0121 752 5500** | **01332 343 222**

Nottingham Office
10 Oxford Street | Nottingham | NG1 5BG

Birmingham Office
122-124 Colmore Row | Birmingham | B3 3BD

Derby Office
North Point | Cardinal Square |
10 Nottingham Road | Derby | DE1 3QT