

# INDUSTRIAL & LOGISTICS FOCUS

## Q3 2020



**SHW**

**MAKING  
PROPERTY  
WORK**  
SHW.CO.UK

# WELCOME

Welcome to the Q3 2020 Edition of the SHW South East Industrial & Logistics Focus market research which reviews transactions and activity and outlines the market trends in terms of historic take-up and availability as well as demand and requirement statistics.

The start of 2020 saw the continued demand for warehouse & logistics space and in many locations Covid 19 did not affect demand for logistics space due to surge in online retailing and social distancing meaning additional accommodation was required. Non key logistics locations saw lower take-up as the traditional manufacturers or smaller occupiers took stock during the lock-down period and paused any expansion plans, but we are now finding that many of these are now back actively looking for space since the lockdown has been lifted. We hope that you find our research informative and of interest and if you require any further information please contact any member of the team.



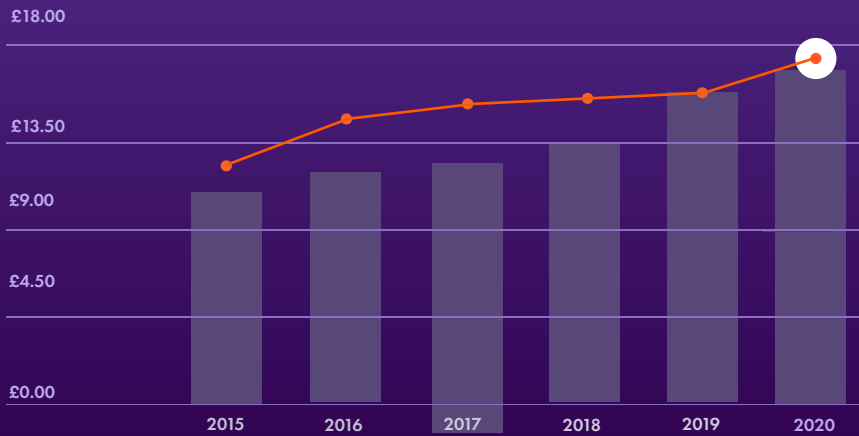
**TIM HARDWICKE**  
Partner (Head of Agency)



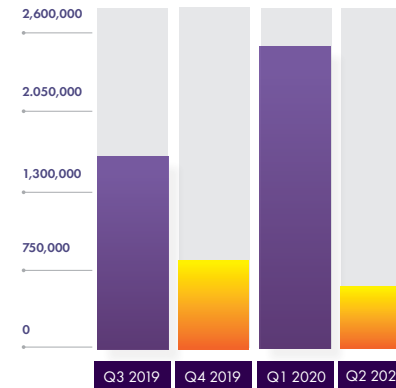
# CROYDON, COULSDON, MITCHAM & MERTON INDUSTRIAL

## RENTS (£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## LOGGED DEMAND (SQ FT)



## MEET THE TEAM



**Alex Gale**  
Partner  
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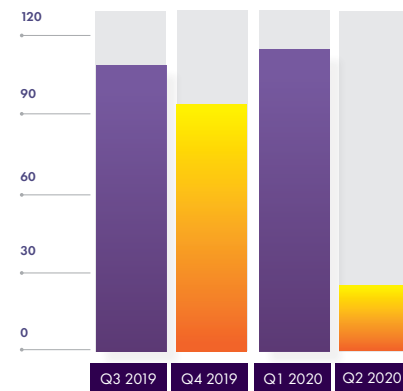


**Charlie McKechnie**  
☎ 020 8662 2737  
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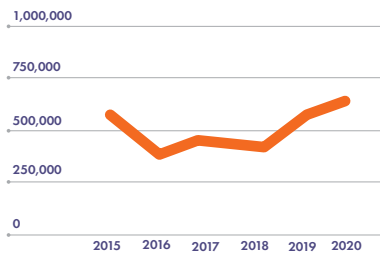


**Jonathan Shuttleworth**  
Director  
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✉ jshuttleworth@shw.co.uk

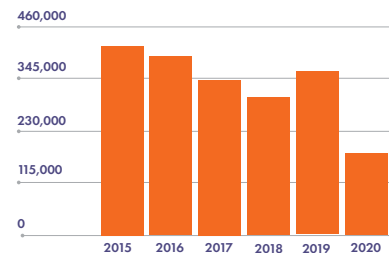
## NEW ENQUIRIES (PER QUARTER)



## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)



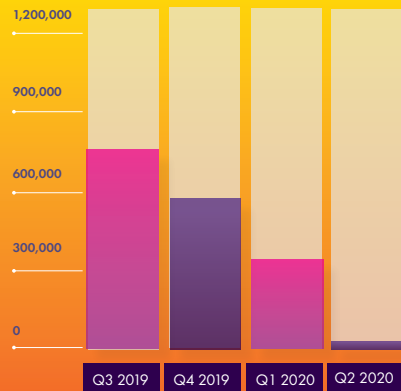
**5.3 % vacancy**

# UNIT 7 BEDDINGTON TRADING PARK, CROYDON.

9,000 SQ FT WAREHOUSE/INDUSTRIAL UNIT  
LET TO CHELSEA TIMBER.

# SUTTON, EPSOM, CHESSINGTON & LEATHERHEAD INDUSTRIAL

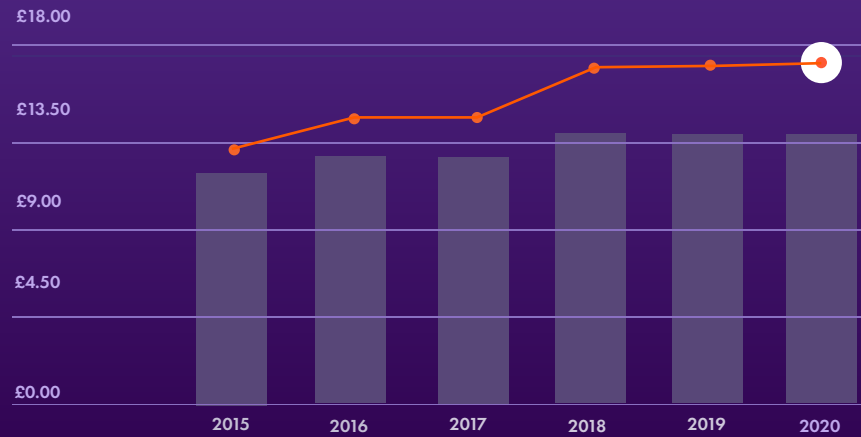
## LOGGED DEMAND (SQ FT)



## RENTS (£ PER SQ FT)

(£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## MEET THE TEAM



**Mark Skelton**

Partner

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**Charlie McKechnie**

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✉ cmckechnie@shw.co.uk



**Alex Gale**

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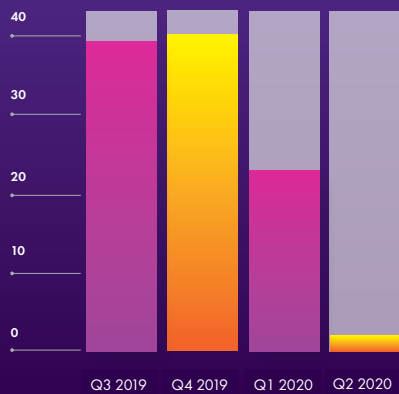
**Rachel Finn**

Associate

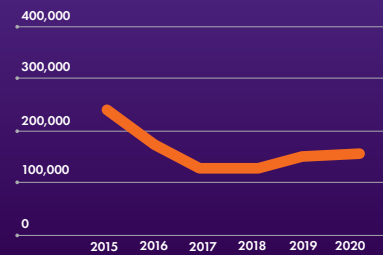
☎ 01293 441328

✉ rfinn@shw.co.uk

## NEW ENQUIRIES (PER QUARTER)

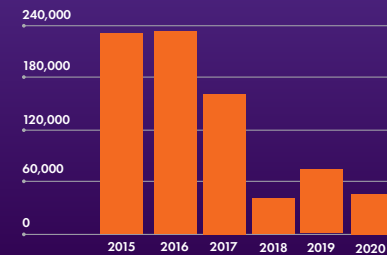


## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)

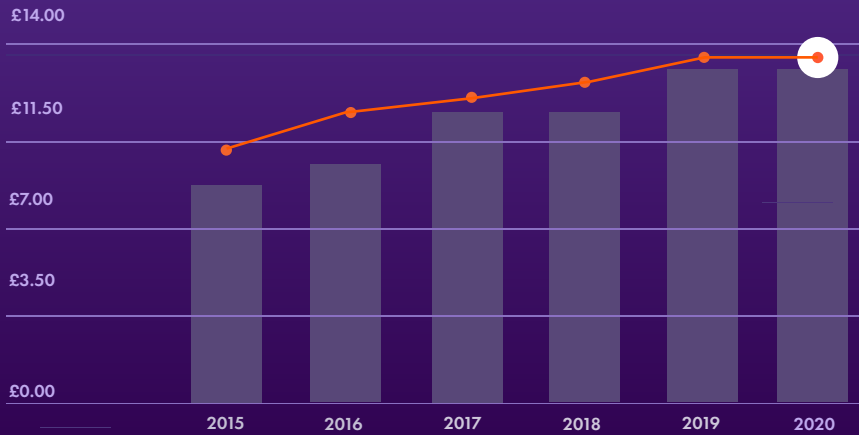
(SQ FT PER YEAR)



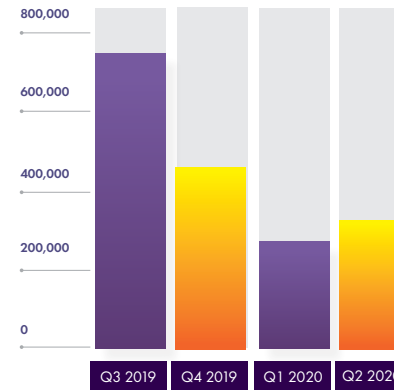
# REDHILL, REIGATE, MERSTHAM & SALFORDS INDUSTRIAL

## RENTS (£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## LOGGED DEMAND (SQ FT)



## MEET THE TEAM



**Alex Gale**  
Partner  
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**Mark Skelton**  
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✉ mskelton@shw.co.uk



**Rachel Finn**  
Associate  
☎ 01293 441328  
✉ rfinn@shw.co.uk

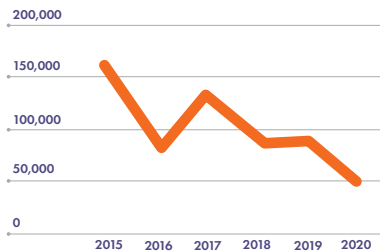


**Paul Wade**  
Partner  
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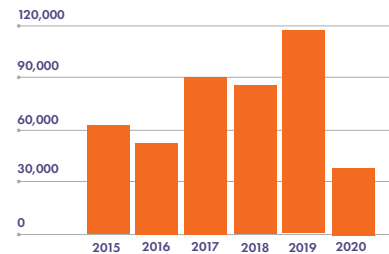


**Stephen Ray**  
Partner  
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✉ sray@shw.co.uk

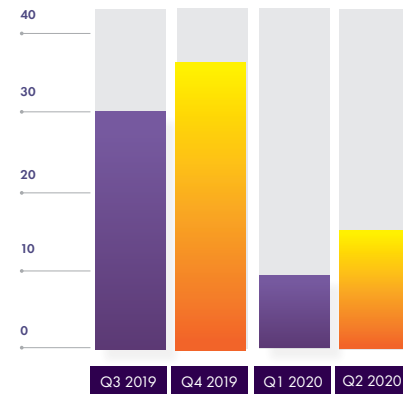
## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)

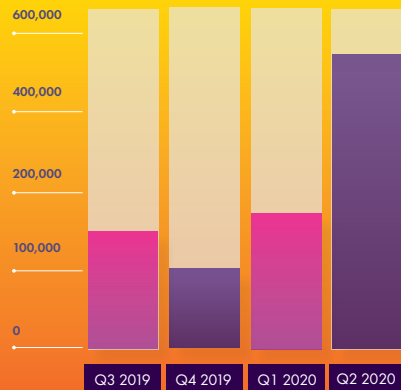


## NEW ENQUIRIES (PER QUARTER)



# BURGESS HILL & HAYWARDS HEATH INDUSTRIAL

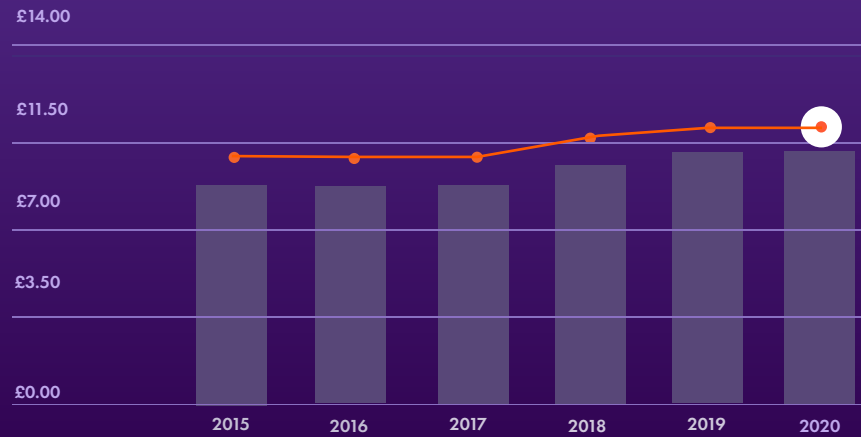
## LOGGED DEMAND (SQ FT)



## RENTS (£ PER SQ FT)

(£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## MEET THE TEAM



**Tim Hardwicke**  
Partner  
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**Laura Miles**  
Associate  
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✉ lmiles@shw.co.uk

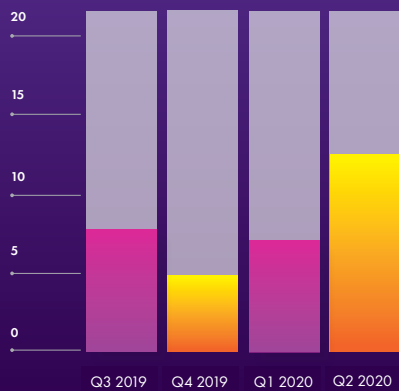


**Rachel Finn**  
Associate  
☎ 01293 441328  
✉ rfinn@shw.co.uk

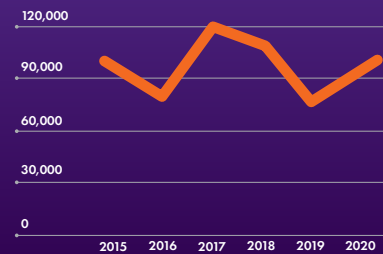


**Paul Wade**  
Partner  
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✉ pwade@shw.co.uk

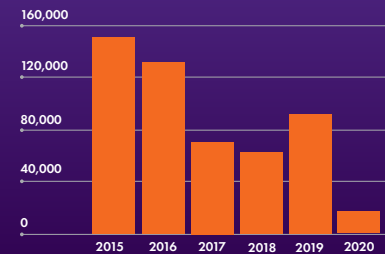
## NEW ENQUIRIES (PER QUARTER)



## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)

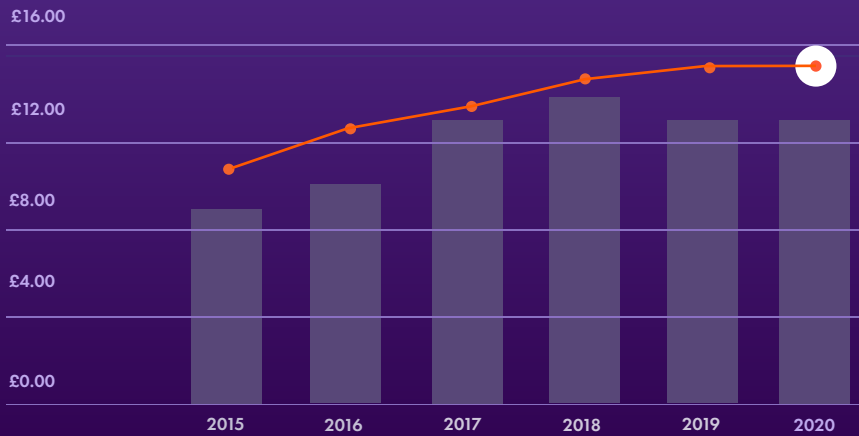


**5% vacancy**

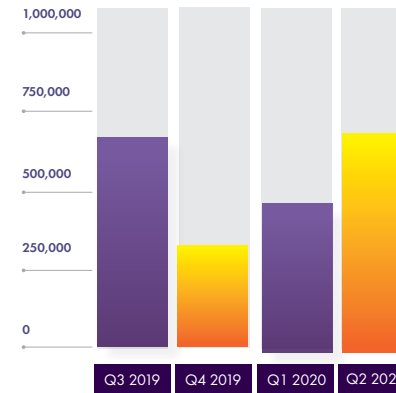
# CRAWLEY & GATWICK INDUSTRIAL

## RENTS (£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## LOGGED DEMAND (SQ FT)



## MEET THE TEAM



**Tim Hardwicke**  
Partner  
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**Laura Miles**  
Associate  
☎ 01293 441339  
✉ lmiles@shw.co.uk

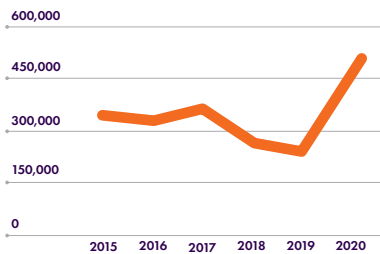


**Paul Wade**  
Partner  
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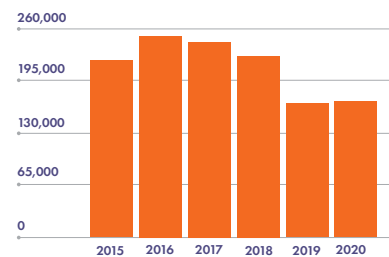


**Rachel Finn**  
Associate  
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✉ rfinn@shw.co.uk

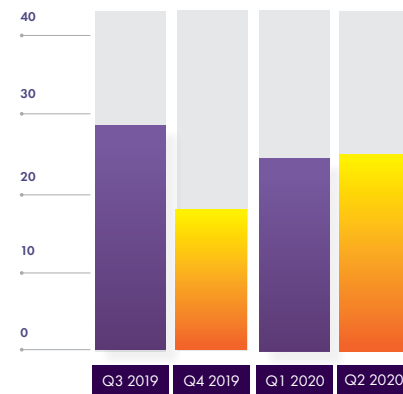
## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)



## NEW ENQUIRIES (PER QUARTER)



**4.9 % vacancy**

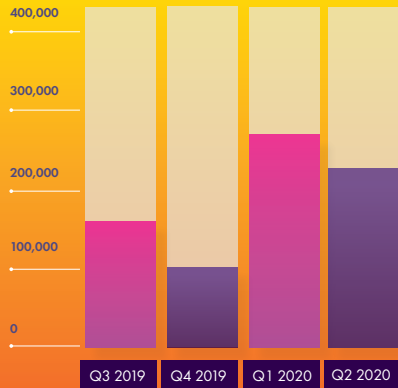


# SPECULATIVE DEVELOPMENT REWARDS GOYA & HILLWOOD **PARTNERSHIP.**



NEW SPECULATIVE DEVELOPMENT OF 5 UNITS TOTALLING  
170,000 SQ FT. 30% PRE-LET TO BRYMEC. 120,000 SQ FT  
REMAINING AND READY FOR OCCUPATION

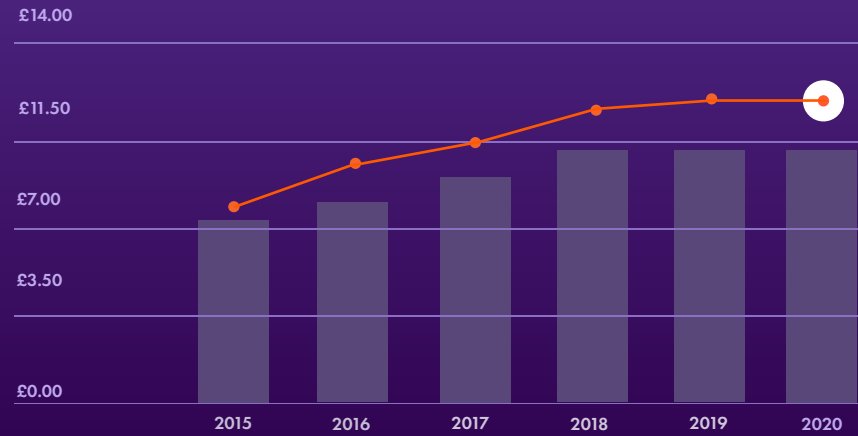
## LOGGED DEMAND (SQ FT)



## RENTS (£ PER SQ FT)

(£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## MEET THE TEAM



**Tim Hardwicke**  
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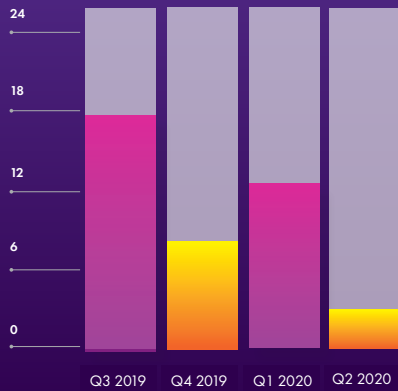


**Laura Miles**  
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✉ lmiles@shw.co.uk

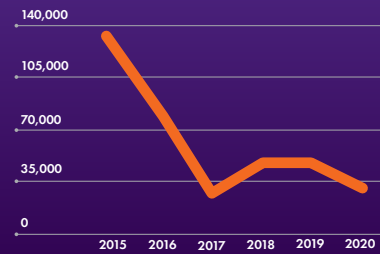


**Rachel Finn**  
Associate  
☎ 01293 441328  
✉ rfinn@shw.co.uk

## NEW ENQUIRIES (PER QUARTER)

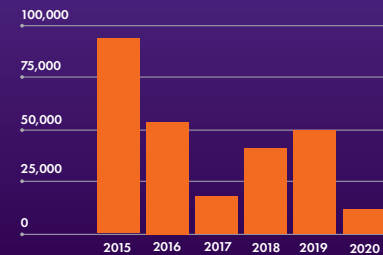


## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)

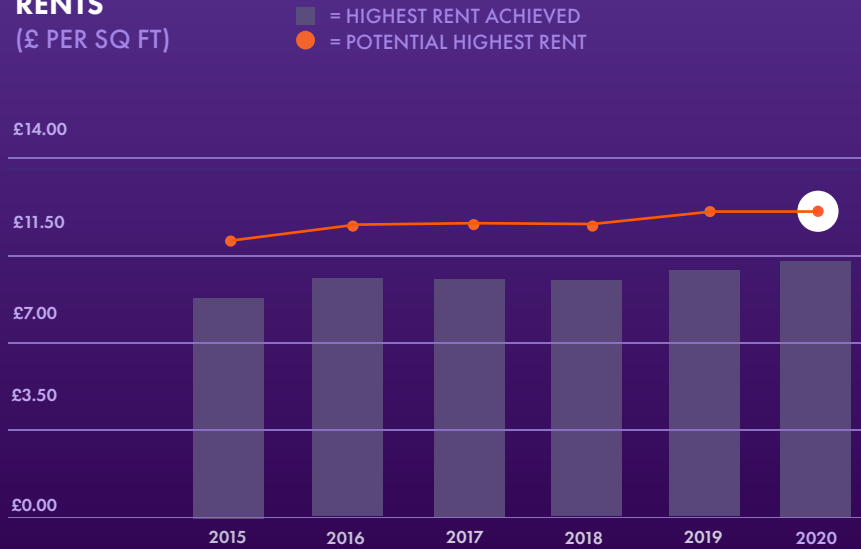
(SQ FT PER YEAR)



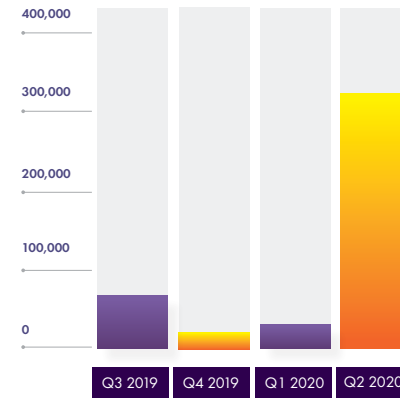
**1.5 % vacancy**

# BOGNOR & CHICHESTER INDUSTRIAL

## RENTS (£ PER SQ FT)



## LOGGED DEMAND (SQ FT)



## MEET THE TEAM



**Duncan Marsh**  
Partner  
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✉ dmarsh@shw.co.uk



**David Martin**  
Partner  
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✉ dmartin@shw.co.uk



**Peter Sylvester**  
☎ 01903 229208  
✉ psylvester@shw.co.uk

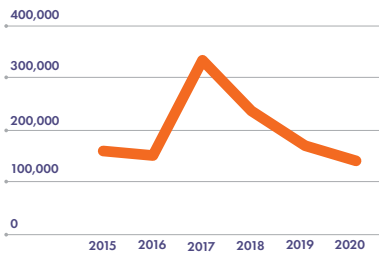


**Richard Bull**  
Partner  
☎ 01903 229204  
✉ rbull@shw.co.uk

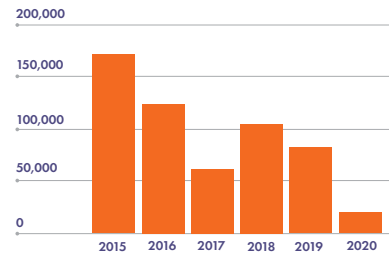


**Adam Nelson**  
Senior Surveyor  
☎ 01903 229207  
✉ anelson@shw.co.uk

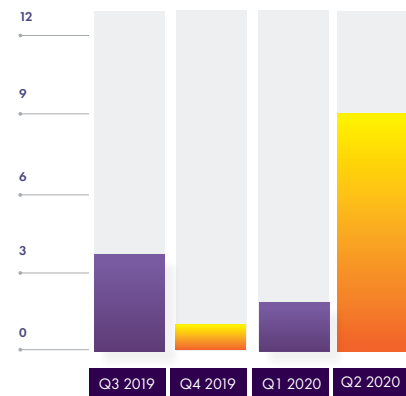
## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)

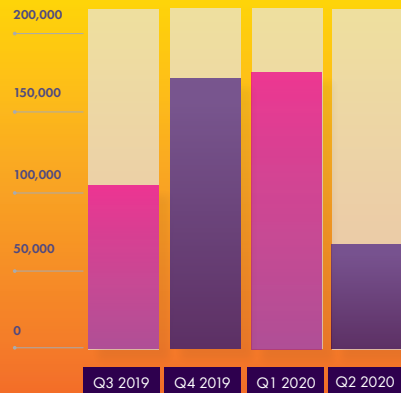


## NEW ENQUIRIES (PER QUARTER)

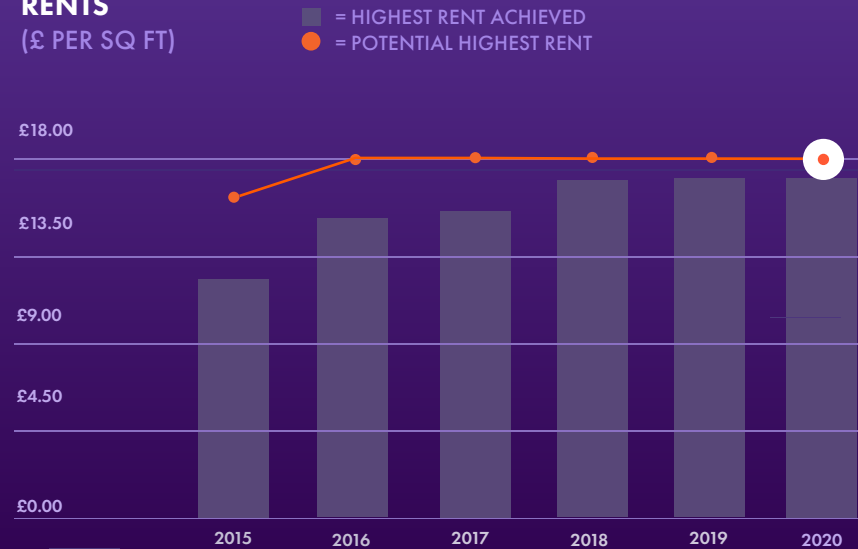


**2.7% vacancy**

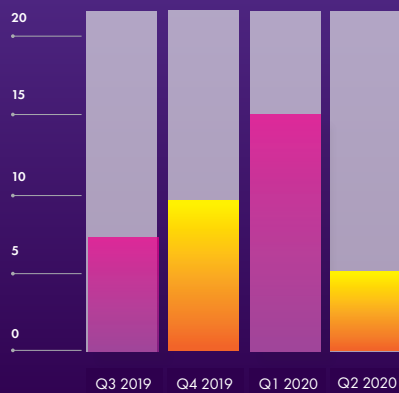
## LOGGED DEMAND (SQ FT)



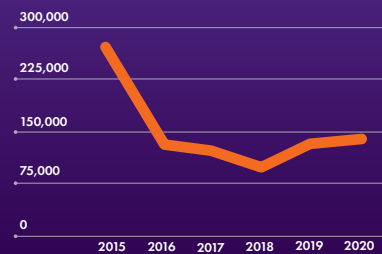
## RENTS (£ PER SQ FT)



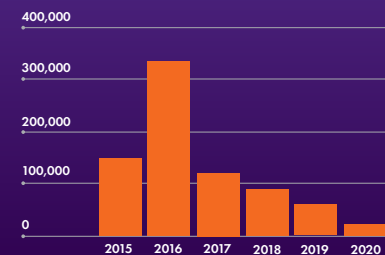
## NEW ENQUIRIES (PER QUARTER)



## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)



## MEET THE TEAM



**David Martin**

Partner

☎ 01273 876212

✉ dmartin@shw.co.uk



**Paul Spruce**

Partner

☎ 01273 876224

✉ pspruce@shw.co.uk



**James Bryant**

Senior Surveyor

☎ 020 1234 1233

✉ jbryant@shw.co.uk



**Richard Bull**

Partner

☎ 01903 229204

✉ rbull@shw.co.uk



**2.9% vacancy**

# BRIGHTON WORKS, BRIGHTON

REFURBISHED WAREHOUSE & INDUSTRIAL UNITS.  
7,300 SQ FT LET / UP TO 43,000 SQ FT AVAILABLE



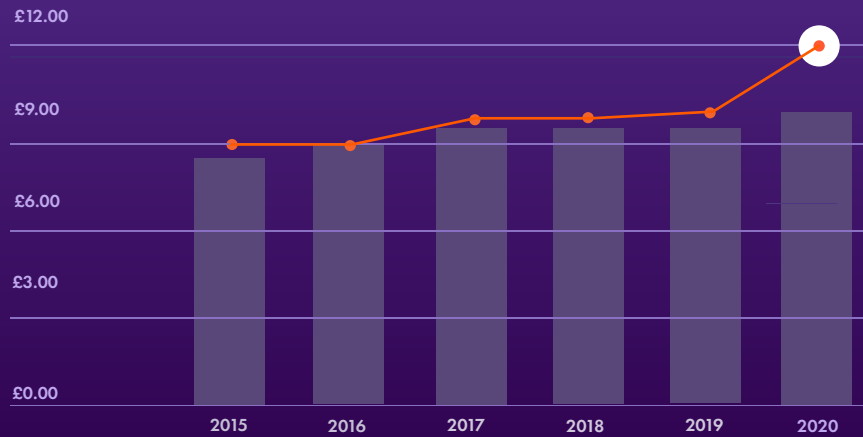
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brightonwo

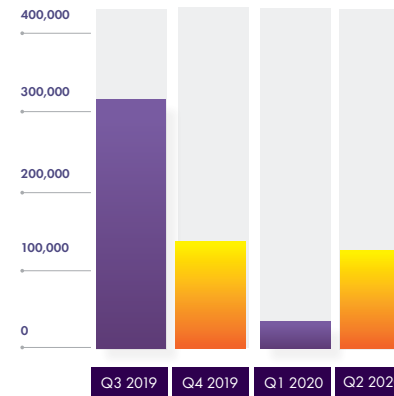
# EASTBOURNE, HAILSHAM & POLEGATE INDUSTRIAL

## RENTS (£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## LOGGED DEMAND (SQ FT)



## MEET THE TEAM



**James Bryant**  
Senior Surveyor  
☎ 020 1234 1233  
✉ [jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)

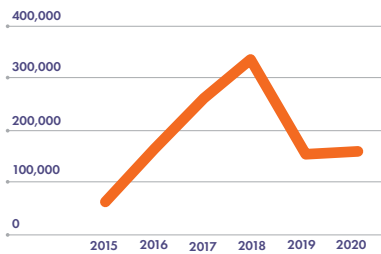


**David Martin**  
Partner  
☎ 01273 876212  
✉ [dmartin@shw.co.uk](mailto:dmartin@shw.co.uk)

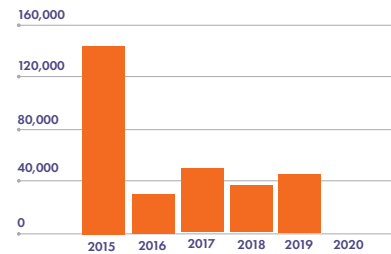


**Mark McFadden**  
Partner  
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✉ [mmcfadden@shw.co.uk](mailto:mmcfadden@shw.co.uk)

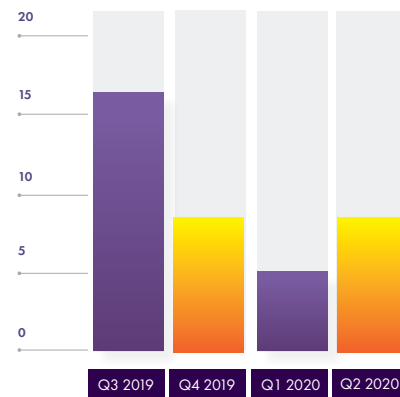
## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)

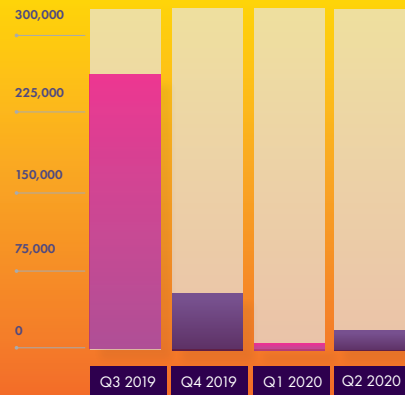


## NEW ENQUIRIES (PER QUARTER)



# HASTINGS, ST LEONARDS & BEXHILL INDUSTRIAL

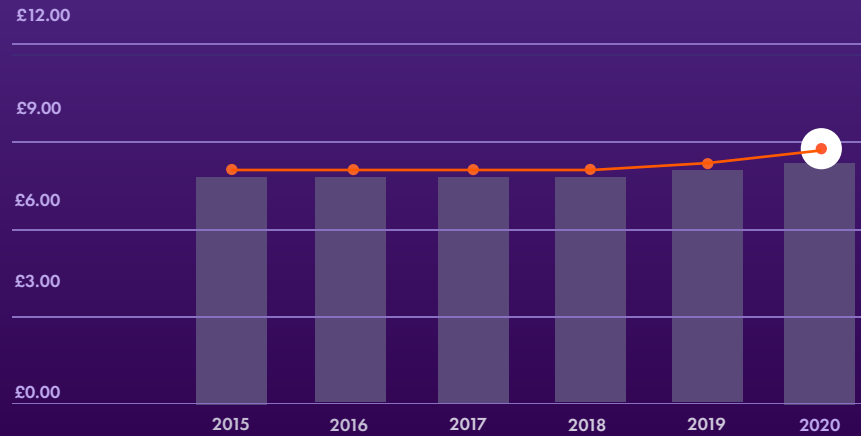
## LOGGED DEMAND (SQ FT)



## RENTS (£ PER SQ FT)

(£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## MEET THE TEAM



**James Bryant**

Senior Surveyor

☎ 020 1234 1233

✉ [jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)



**David Martin**

Partner

☎ 01273 876212

✉ [dmartin@shw.co.uk](mailto:dmartin@shw.co.uk)



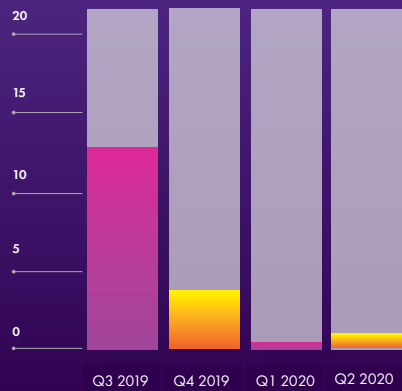
**Mark McFadden**

Partner

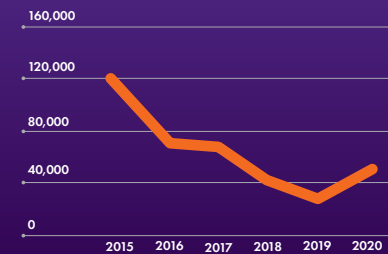
☎ 01323 437903

✉ [mmcfadden@shw.co.uk](mailto:mmcfadden@shw.co.uk)

## NEW ENQUIRIES (PER QUARTER)

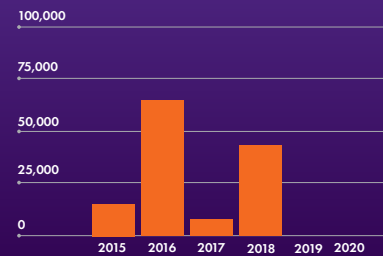


## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)

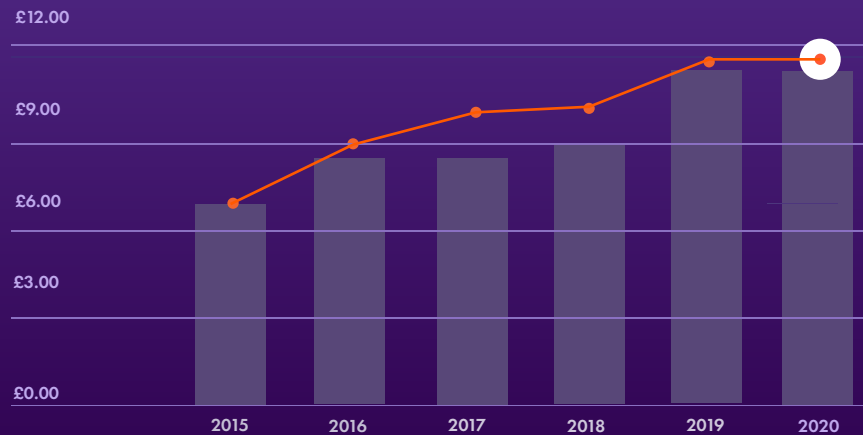
(SQ FT PER YEAR)



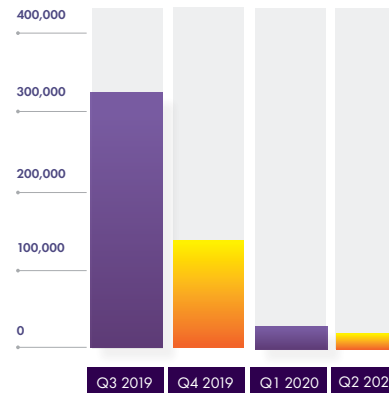
# LEWES, NEWHAVEN & PEACEHAVEN INDUSTRIAL

## RENTS (£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## LOGGED DEMAND (SQ FT)



## MEET THE TEAM



**David Martin**  
Partner

☎ 01273 876212  
✉ dmartin@shw.co.uk



**Paul Spruce**  
Partner

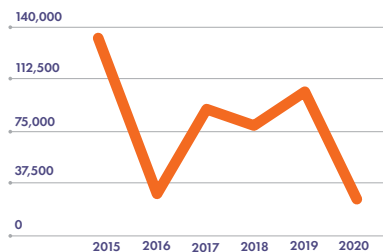
☎ 01273 876224  
✉ pspruce@shw.co.uk



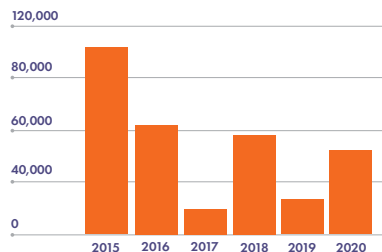
**James Bryant**  
Senior Surveyor

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✉ jbryant@shw.co.uk

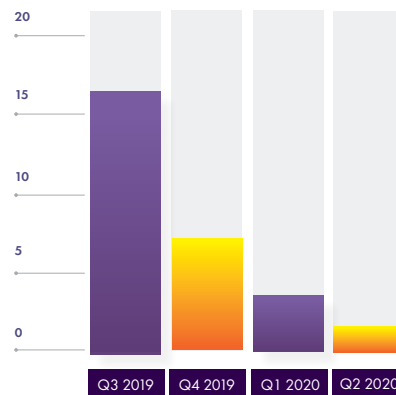
## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)



## NEW ENQUIRIES (PER QUARTER)

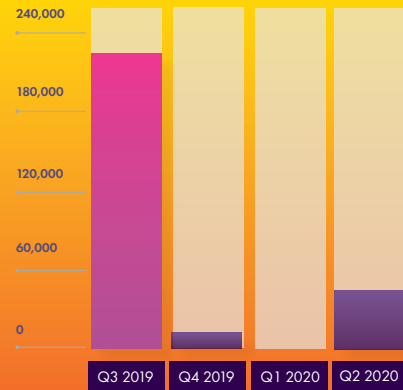


**0.4 % vacancy**



# RUSTINGTON & LITTLEHAMPTON INDUSTRIAL

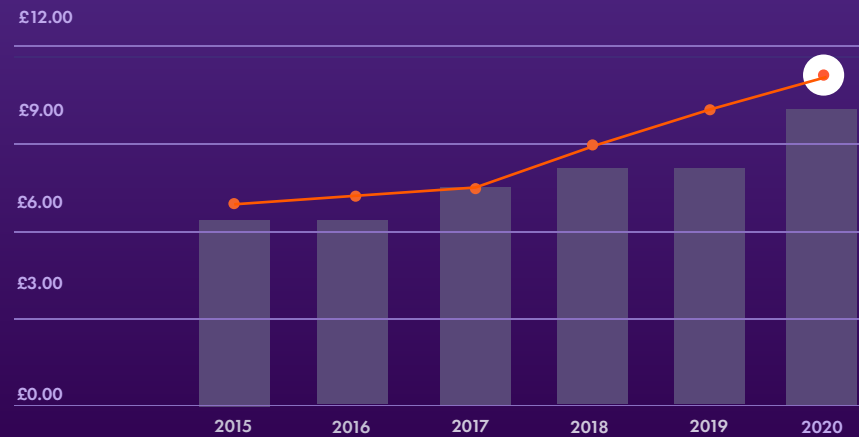
## LOGGED DEMAND (SQ FT)



## RENTS (£ PER SQ FT)

(£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## MEET THE TEAM



**David Martin**

Partner

☎ 01273 876212

✉ dmartin@shw.co.uk



**Duncan Marsh**

Partner

☎ 01903 229201

✉ dmarsh@shw.co.uk



**Peter Sylvester**

☎ 01903 229208

✉ psylvester@shw.co.uk



**Richard Bull**

Partner

☎ 01903 229204

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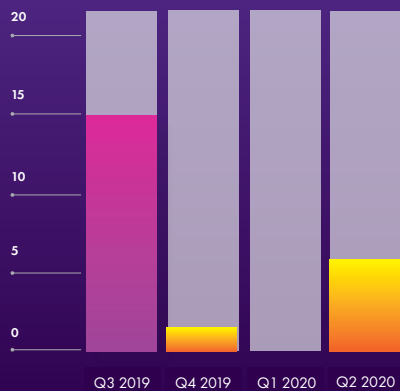
**Adam Nelson**

Senior Surveyor

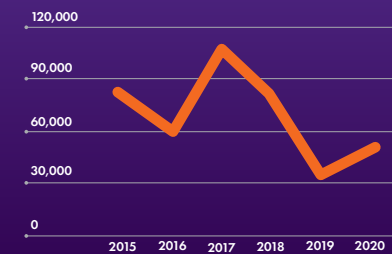
☎ 01903 229207

✉ anelson@shw.co.uk

## NEW ENQUIRIES (PER QUARTER)

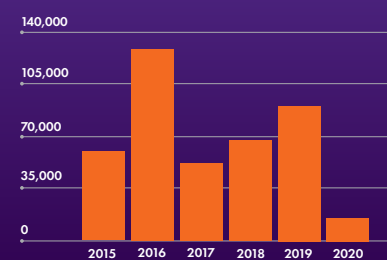


## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)

(SQ FT PER YEAR)



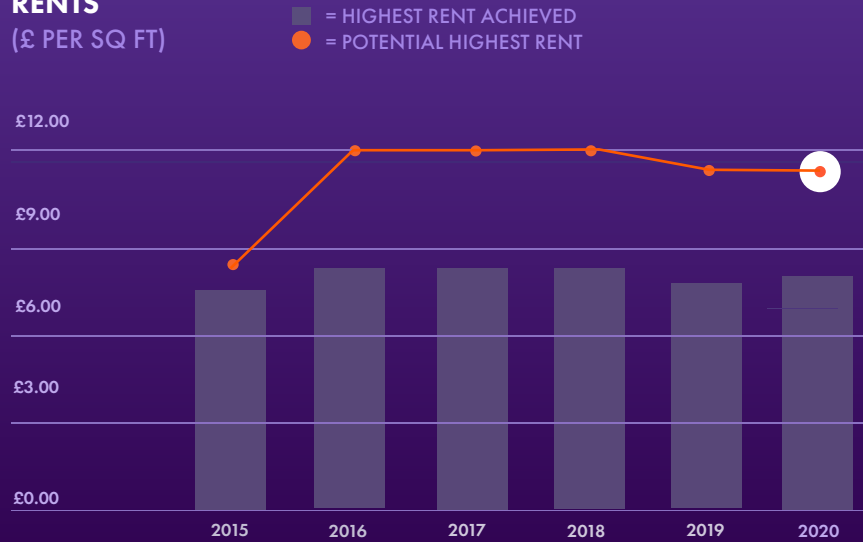
**0.8 % vacancy**

# UNIT 4 LINESIDE INDUSTRIAL ESTATE **LITTLEHAMPTON.**

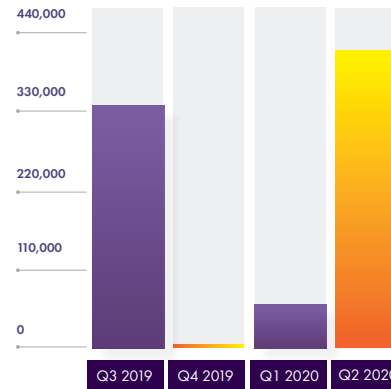
ON BEHALF OF LEGAL AND GENERAL LETTING IN  
JANUARY 2020 OF 13,000SQFT TO BDS OFFICE SUPPLIES

# SHOREHAM & LANCING INDUSTRIAL

## RENTS (£ PER SQ FT)



## LOGGED DEMAND (SQ FT)



## MEET THE TEAM



**Duncan Marsh**  
 Partner  
 ☎ 01903 229201  
 ✉ dmarsh@shw.co.uk

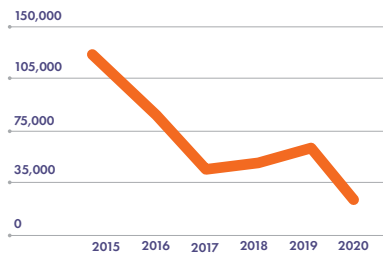


**David Martin**  
 Partner  
 ☎ 01273 876212  
 ✉ dmartin@shw.co.uk

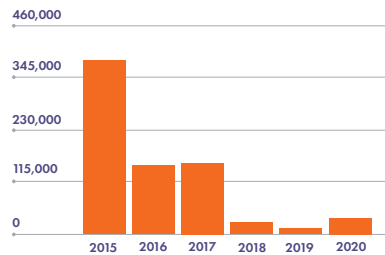


**Richard Bull**  
 Partner  
 ☎ 01903 229204  
 ✉ rbull@shw.co.uk

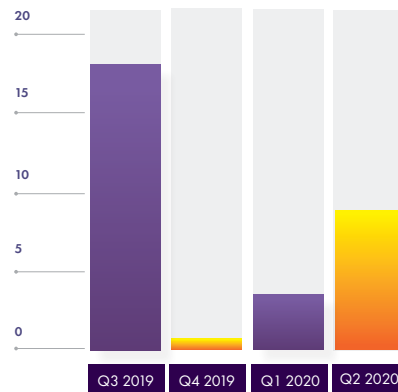
## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)

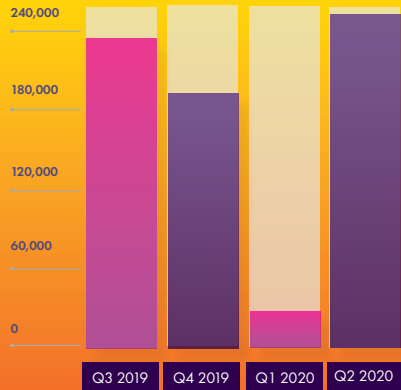


## NEW ENQUIRIES (PER QUARTER)



**0.7 % vacancy**

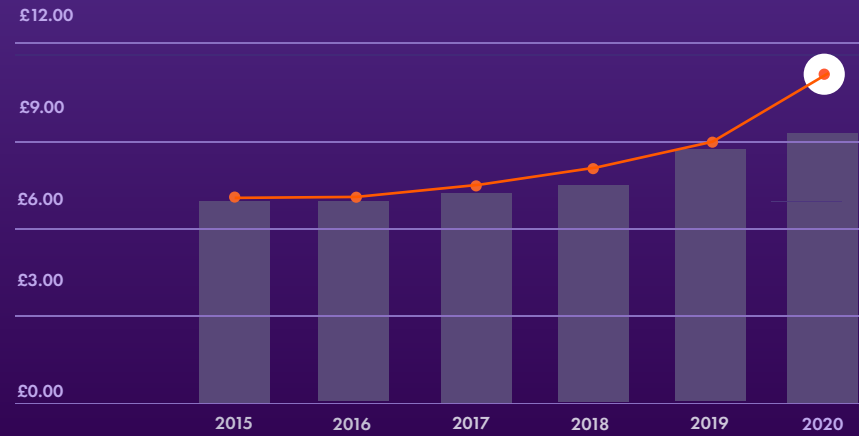
## LOGGED DEMAND (SQ FT)



## RENTS (£ PER SQ FT)

(£ PER SQ FT)

■ = HIGHEST RENT ACHIEVED  
● = POTENTIAL HIGHEST RENT



## MEET THE TEAM



**David Martin**

Partner

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**Duncan Marsh**

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**Richard Bull**

Partner

☎ 01903 229204

✉ rbull@shw.co.uk



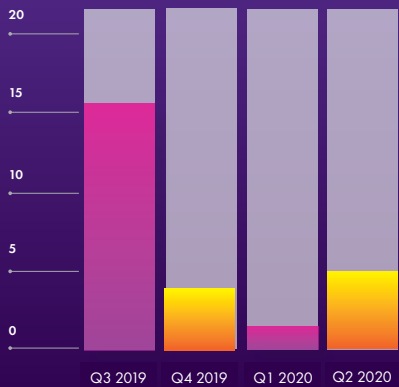
**Adam Nelson**

Senior Surveyor

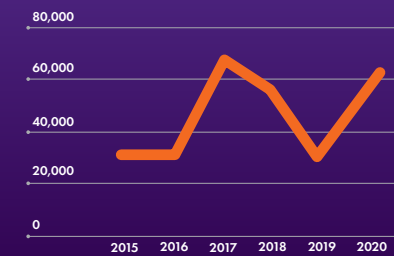
☎ 01903 229207

✉ anelson@shw.co.uk

## NEW ENQUIRIES (PER QUARTER)

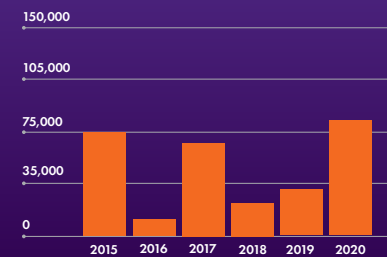


## AVAILABILITY (SQ FT PER YEAR)



## TAKE UP (SQ FT PER YEAR)

(SQ FT PER YEAR)



**2.2% vacancy**

# OUR OFFICES

## BRIGHTON

One Jubilee Street, Brighton,  
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## CRAWLEY

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## CROYDON

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## EASTBOURNE

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London, W1B 5DF

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