



**COASTAL
WEST
SUSSEX**



SHW

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

OFFICE & INDUSTRIAL MARKET ROUND-UP

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David Martin, FRICS
Partner, SHW
dmartin@shw.co.uk
01273 876212



SHW CORE TERRITORY WITH OUR WORTHING OFFICE COVERING THE WEST SUSSEX COASTAL STRIP



**2019 TOTAL REGIONAL TAKE UP
INDUSTRIAL & OFFICE
(B&H = BRIGHTON & HOVE)
(WSCS = WEST SUSSEX COASTAL STRIP)**

TOTAL = 1,073,344 SQ FT (1,040,000sq ft - 2018)

UP 33,344 sq ft

B&H = 147,693 SQ FT (178,000sq ft - 2018)

DOWN 30,307 sq ft

WSCS = 233,764 SQ FT (128,500sq ft - 2018)

UP 105,000 sq ft

W SUSSEX = 691,000 SQ FT (733,500 sq ft - 2018)

Down 42,500 sq ft

BREAKDOWN BY SECTOR 2019



757,800 sq ft (602,500 sqft – 2018)

WSCS 211,764sq ft (103,000 sq ft -2018)

B&H = 32,693sq ft (95,000 sq ft- 2018)

W Sussex = 513,347sq ft (507,000sq ft -2018)

315,544 sq ft (309,500 sq ft – 2018)

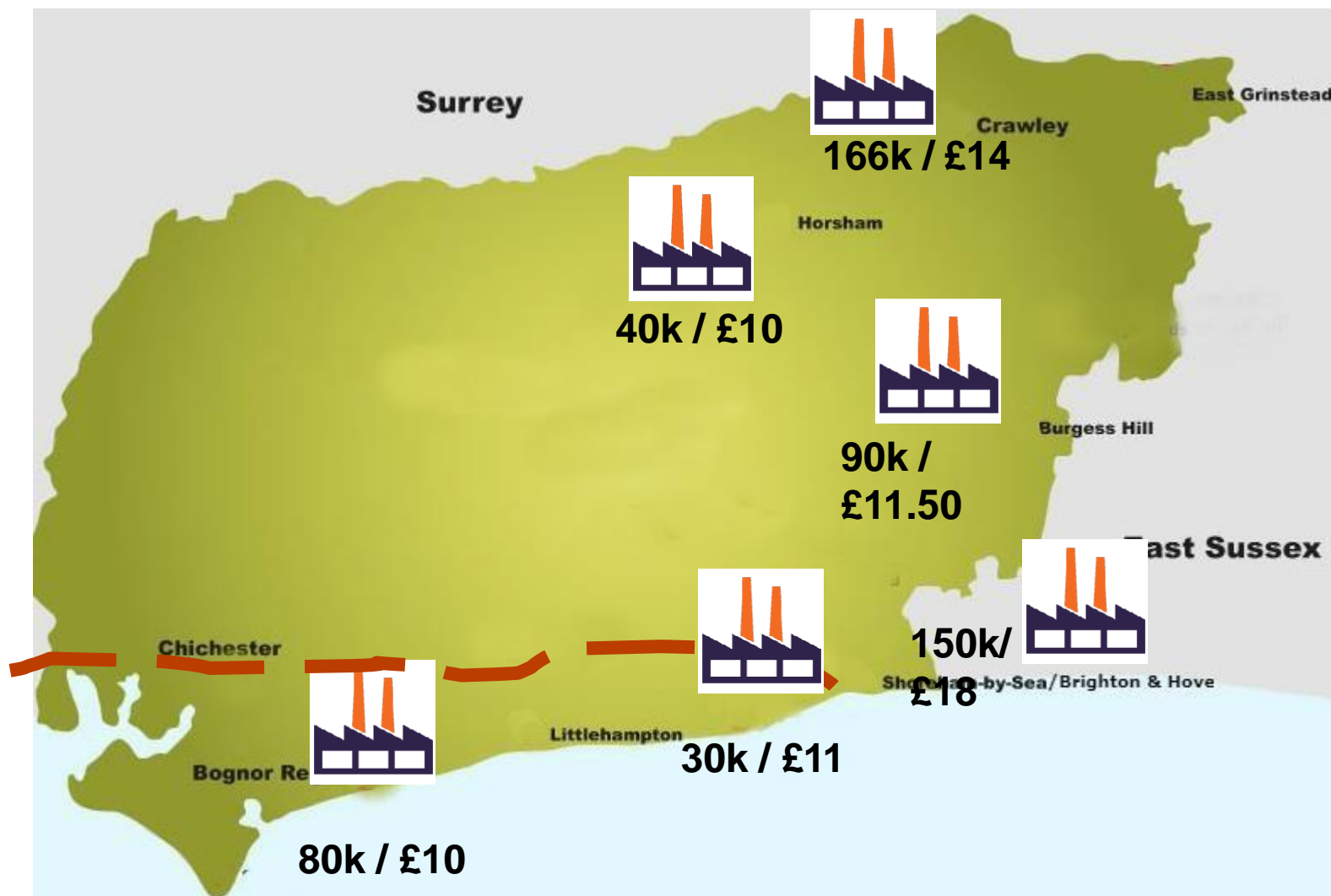


WSCS 22,000sq ft (25,500 sqft – 2018)

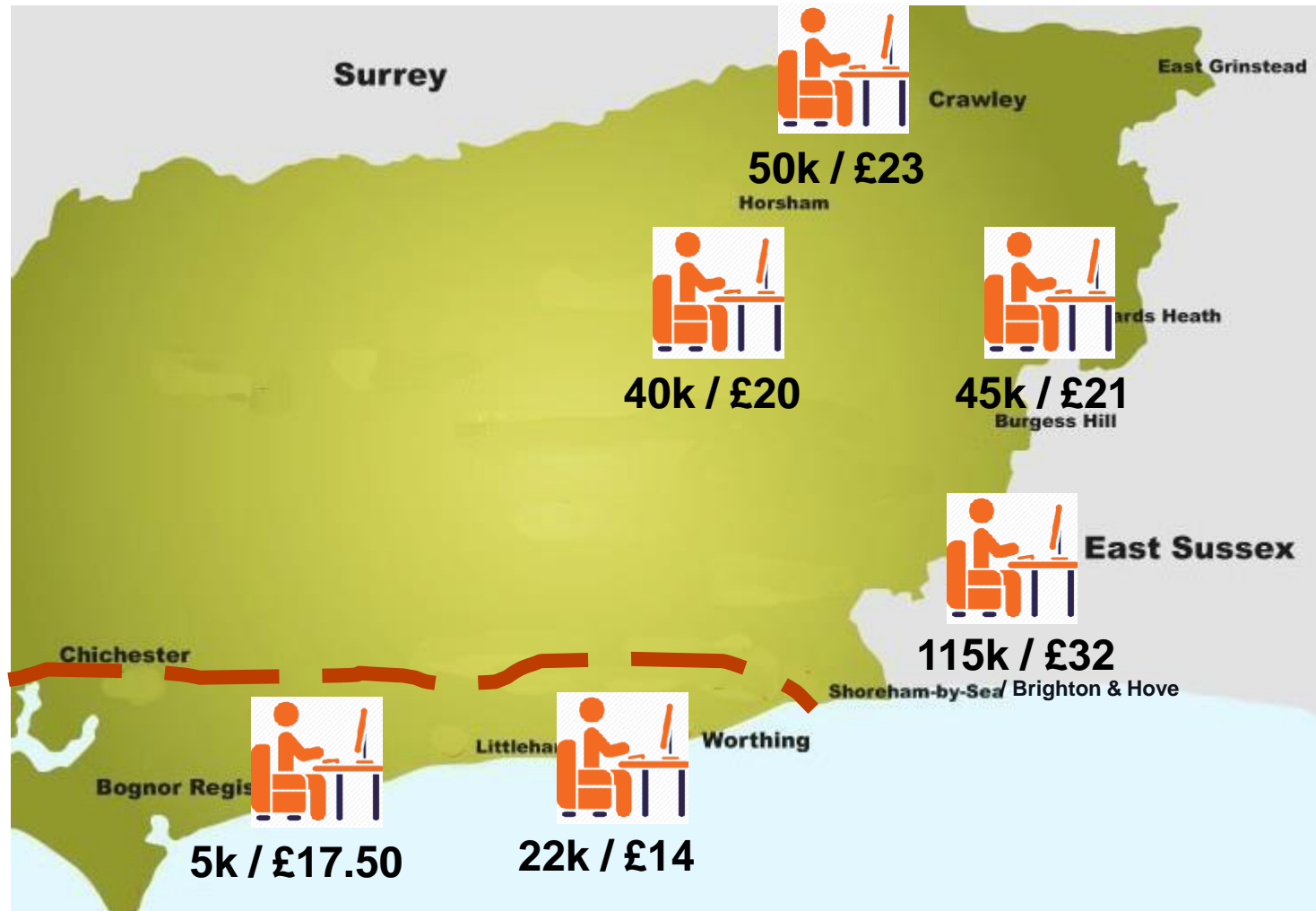
B&H = 115,000 sq ft (83,00 sq ft - 2018)

W Sussex = 178,544 sq ft (226,500 sq ft - 2018)

INDUSTRIAL TAKE-UP & BEST RENT ACHIEVED PSF - 2019

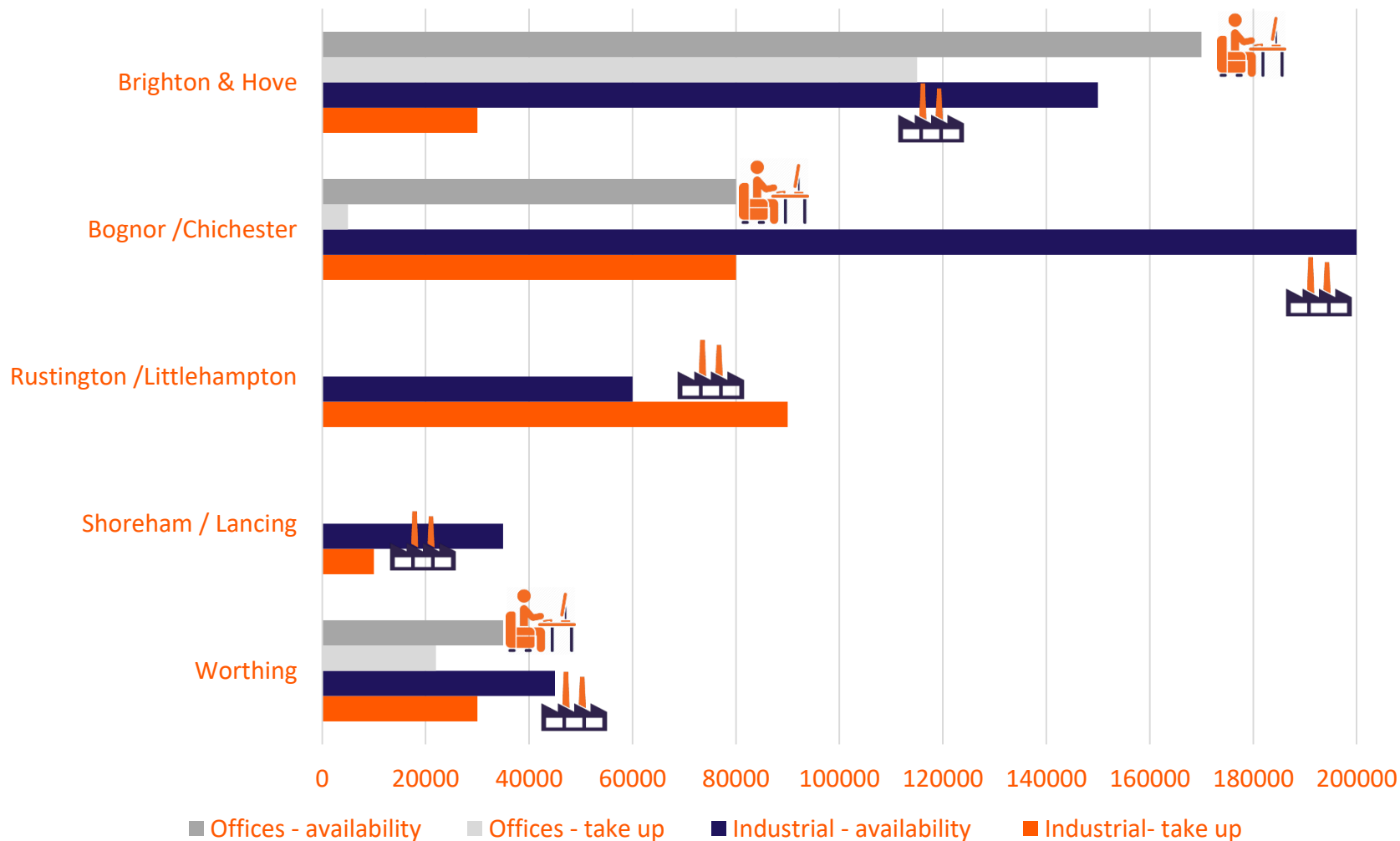


OFFICE TAKE-UP & BEST RENT ACHIEVED PSF - 2019



WSCS & B&H BREAKDOWN - 2019

Take up vs Availability



THEREFORE...



Take up = 48.00% of current availability



Take up = 48.97% of current availability

WSCS & B&H TOTAL REGIONAL TAKE UP OFFICE & INDUSTRIAL COMPARATIVE



306,500 SQ FT
108,500 SQ FT
198,000 SQ FT



381,500 SQ FT
137,000 SQ FT
244,500 SQ FT

= 20% YEAR-ON-YEAR INCREASE

TRENDS IN THE MARKET



- Office occupiers looking hard at their working practises – likely to result in more office space on the market.
- Retail has been the hardest hit sector – retailers will need to see a reduction in rents and rates to attract them back to the High Street.
- Industrial demand has remained positive throughout the pandemic caused by social distancing requirements and a boom in internet sales.
- The Food and beverage sector will be the next to be under pressure, but this has accelerated the arrival of Dark Kitchens.
- The new E class planning use is likely to stimulate interest in the market.
- Property Investors have been cautious, due to problems with tenants requesting rent holidays with investors now targeting industrial and Logistics investments.

TWO THINGS TO CONSIDER



1

New Development encourages occupier interest and inward investment.

There are companies really benefitting from the impact of the pandemic – both pharmaceutical via government work and also from increased internet usage – Not all doom and gloom !



2

THANK
YOU

Any
questions

