

OUR VIEW ON M1 SOUTH INDUSTRIAL

UK's first electric vehicle showroom to debut in Milton Keynes

The first multi brand electric vehicle showroom has opened in Milton Keynes, aiming to increase electric vehicle ownership in the UK.

The showroom is to be operated by electric vehicle charging company Chargemaster as part of the Milton Keynes 'Go Ultra Low City' programme.

The number of electric vehicles on the road has increased from 5,000 to 100,000 over the past five years and annual sales are expected to reach 150,000 per annum by 2020.

BT Supply Chain rolled out to provide third party solutions

BT have rolled out their supply chain network to third party businesses, offering the advantages of their sophisticated b2b and b2c logistics solutions to other operators.

Their National Distribution Centre in Magna Park Lutterworth is at the centre of the businesses operations. Other organisations using the network include EdfEnergy.

Milton Keynes Draft Plan issued for consultation

The revised and updated local plan for Milton Keynes was issued in March 2017 for consultation.

The Draft Plan: MK Consultation document replaces the 2005 Local Plan and the 2013 Core Strategy,

which have been at the centre of the city's development over the past few years.

The new plan has several strategic objectives including, providing land for the construction of 26,500 new homes by 2031, establishing a new university for the city and promoting Milton Keynes as the 'hub' of the Cambridge-Milton Keynes-Oxford 'knowledge' corridor.

Silverstone Park receives outline planning for 2m sq ft of new development

Silverstone Park secured outline planning permission for 2m sq ft of commercial development at the site in h1 2017.

The new consent follows the speculative development of 125,000 sq ft of industrial/hi tech space by park managers MEPC.

The number of companies at the park has increased by 40% since 2013 when MEPC began managing the facility. New companies at the park operate in advanced engineering, software development and electronics.

Contact Details

M1 South
Paul Davies
01908 202196
paul.davies@bidwells.co.uk
www.bidwells.co.uk

THE FACTS

Take up hits 1.6m sq ft in Milton Keynes and Northampton in h1 2017

Sainsbury's sign pre let for 325,500 sq ft national frozen food distribution unit at Prologis Park Pineham

7.3 m sq ft

Take up of in Milton Keynes and Northampton since end of 2014

Demand at highest level for 5 years, standing at 7.2m sq ft

Grade A shortages continue, with majority of space under construction either pre let or under offer

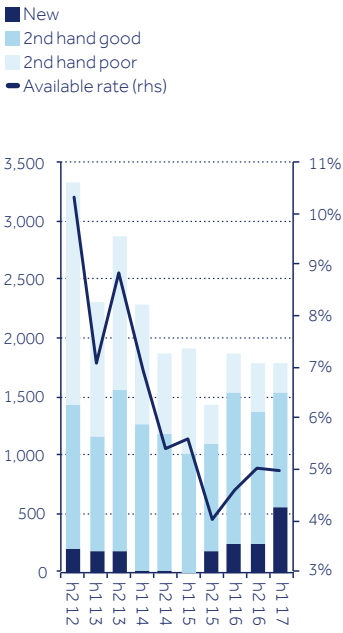
19.4%

Amount of supply accounted for by grade A space in Milton Keynes and Northampton

Milton Keynes Industrial

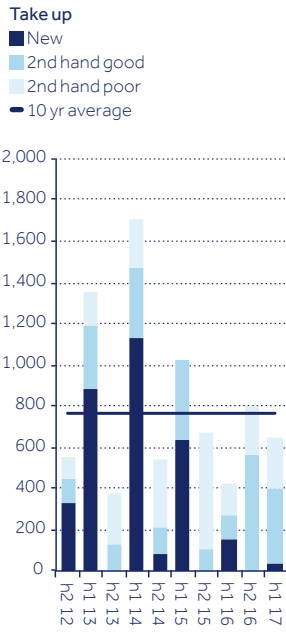
Prime rents hit new peak but poorer quality secondary rents show the strongest growth, rising by 57% over past three years

Industrial supply (June 2017)

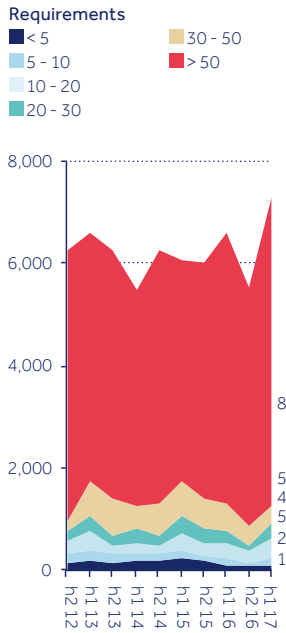


Availability 000's sq ft **1,770.6** ▶▶
Availability rate **5%** ▶▶

Industrial demand (June 2017)

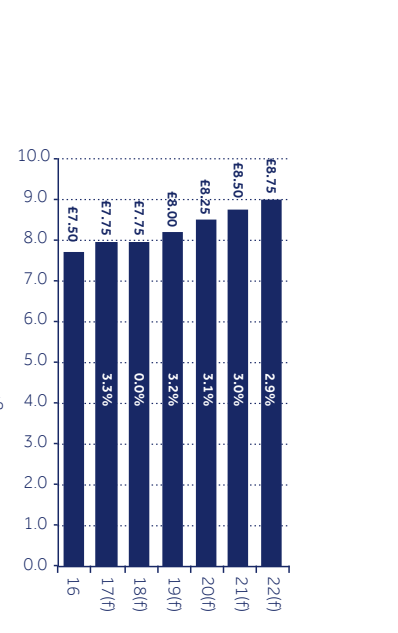


(h1 2017)
Take up 000's sq ft **655.2** ▼



Requirements 000's sq ft **7,221.0** ▲

Industrial rents (June 2017)



Prime Epsf **£7.75** ▲
Secondary good Epsf **£7.00** ▲
Secondary poor Epsf **£5.50** ▲
Annualised growth rate **2.2% p.a**

Optima 50, Garamonde Drive, Milton Keynes

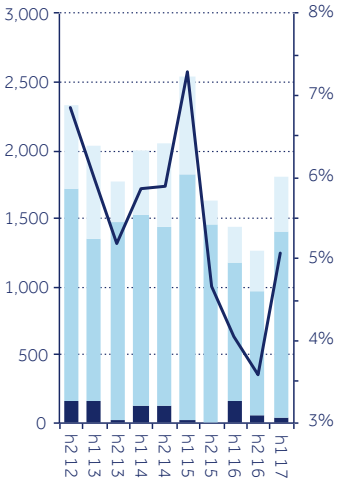


Northampton Industrial

Supply dominated by second hand space, with only 36,500 sq ft of ready to occupy grade A space on the market

Industrial supply (June 2017)

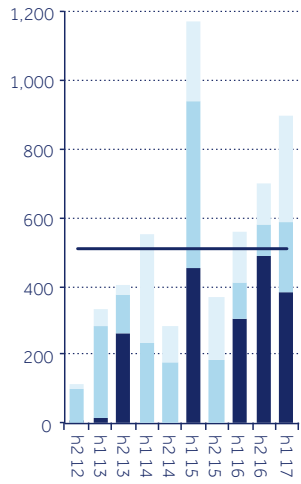
- Grade A
- 2nd hand good
- 2nd hand poor
- Available rate (rhs)



Availability 000's sq ft **1,827.2 ▲**
 Availability rate **5% ▲**

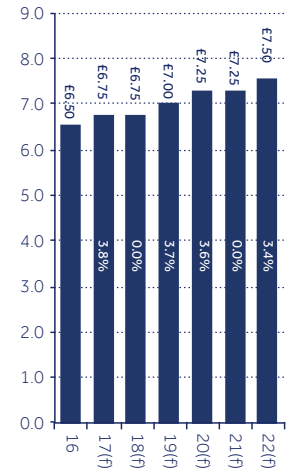
Industrial demand (June 2017)

- Take up
- Grade A
- 2nd hand good
- 2nd hand poor
- 10 yr average



(h1 2017) Take up 000's sq ft **899.3 ▲**

Industrial rents (June 2017)



Prime Epsf **£6.75 ▲**
 Secondary good Epsf **£6.00 ▲**
 Secondary poor Epsf **£4.50 ▲**
 Annualised growth rate **1.9% p.a**

