

OUR VIEW ON OXFORDSHIRE INDUSTRIAL

Oxford forecast to be one of the fastest growing economies in 2018

The latest UK Powerhouse Report has forecast that Oxford will be the second strongest city economy in 2018, growing by 2.0%.

The report, which tracks the growth potential of the UK's major cities, has identified the three strongest local economies as Cambridge (2.2%), Oxford and Milton Keynes (2.0%).

The latest consensus forecast for the UK is 1.5%.

New Freight Consolidation Centres planned to increase capacity

The latest Oxfordshire Infrastructure Strategy produced by Aecom on behalf of the Oxfordshire Growth Board, has highlighted the need for Freight Consolidation Centres along the main freight route into Oxford, the A34.

The need to consolidate the number of deliveries into the city centre is clear and the Infrastructure Report continues to highlight the provision of several centres.

Timings for the centres has been identified as a medium term priority, with delivery of the first site scheduled for 2021.

New Link 9 scheme at Bicester attracts two new occupiers

Two lettings have been secured at one of Oxfordshire's major industrial and distribution schemes, Albion Land's Link 9, Bicester.

The largest transaction was the 80,000 sq ft pre sale to British Bakels. The new unit, which is expected to be ready for occupation in mid 2018, will supplement British Bakels nearby production facility.

The second transaction of 72,390 sq ft to an undisclosed purchaser has also been agreed, with occupation also expected in mid 2018.

Oxford/Milton Keynes rail link due to open in 2019

The proposed Varsity line received further backing in Richard Hammond's Autumn Budget as the potential routes for the line are investigated further.

The western section of the proposed 'Varsity line' is expected to be operational by 2019, linking Milton Keynes to Oxford via Bletchley.

The line is expected to be built over the previous route of the East/West rail link which was decommissioned in the 1960's.

Contact Details

Oxford
David Williams
01865 592632
david.williams@bidwells.co.uk
www.bidwells.co.uk

THE FACTS

Oxford take up was 427,100 sq ft for 2017, the highest annual figure since 2013.

Demand eased to 803,000 sq ft in h2 2017 as several larger requirements were satisfied

74.4%

Reduction in supply since 2014

Supply continues to tighten and is now down to 361,300 sq ft, reflecting an availability rate of 4.2%

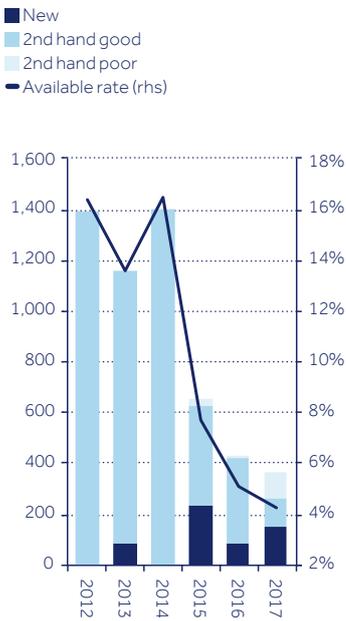
Shortages of supply sees rents on poorer quality exceed growth of prime rents

44.4%

Growth in secondary rents since 2014

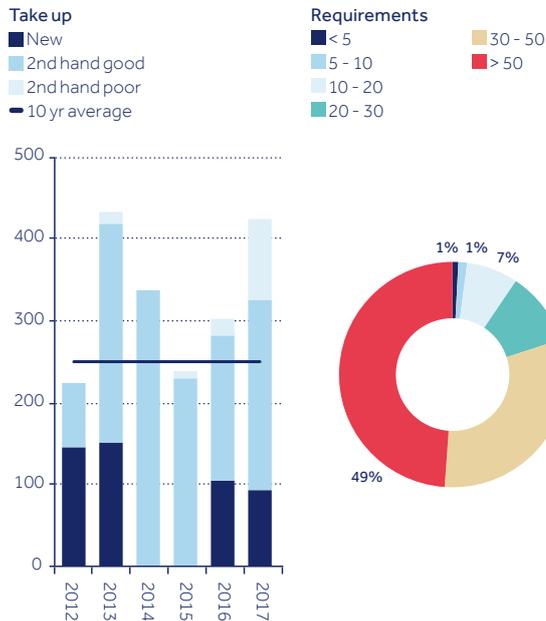
Availability falls to its lowest level in a decade

Industrial supply (December 2017)



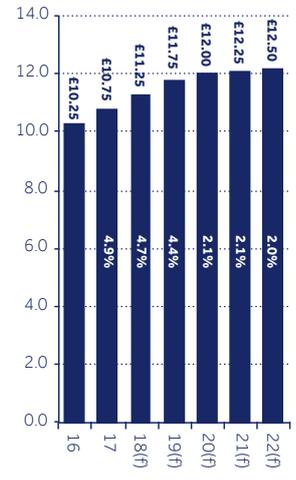
Availability 000s sq ft **361.3 ▼**
 Availability rate **4% ▼**

Industrial demand (December 2017)



2017 Take up 000s sq ft **427.1 ▲**
 Requirements 000s sq ft **803.0 ▼**

Industrial rents (December 2017)



Prime Epsf **£10.75 ▲**
 Secondary good Epsf **£8.75 ▲**
 Secondary poor Epsf **£6.50 ▲**
 Annualised growth rate **3.1% p.a.**

Grange Court Business Park, Abingdon Science Park

