

EMEA

INDUSTRIAL & LOGISTICS



savills

EMEA INDUSTRIAL & LOGISTICS

Comprehensive regional coverage combining market intelligence with local knowledge and holistic expertise of both industrial and logistics assets.

Savills has over 150 logistics and industrial experts covering 16 different service lines through 51 offices across EMEA. These are all supported by central resources that ensure we deliver a fully integrated and consistent service offering. Our market leading research, data and insight teams take a forward looking approach that draws on our experiences from across all real estate sectors and they leverage technology and multi-source data to form the foundations of our brokerage and advisory services.

The sector is going through a period of incredible evolution and growth, making it one of the most dynamic but also one of the most competitive markets. At the heart of our offer is an entrepreneurial and commercial approach based on strong

relationships with our clients. In this context, our people pride themselves on being able to think laterally in delivering innovative advisory and transactional services.

We advise owners, occupiers, developers, lenders and investors with a range of services including, acquisitions, sales and leasing, funding, investment, planning and development, building consultancy, project management and lease consultancy.

Savills EMEA Industrial & Logistics team advises some of the largest and most active companies in the sector and also has expertise in a range of important sub markets including cold storage, self-storage and data centres.



OVER
150
LOGISTICS EXPERTS IN EMEA



OVER
2.8 million
SQ M OF ACCOMMODATION
LEASED IN 2021







OVER
19.6 million
SQ M UNDER MANAGEMENT



OVER
€7bn
TRADED IN LAST 24 MONTHS

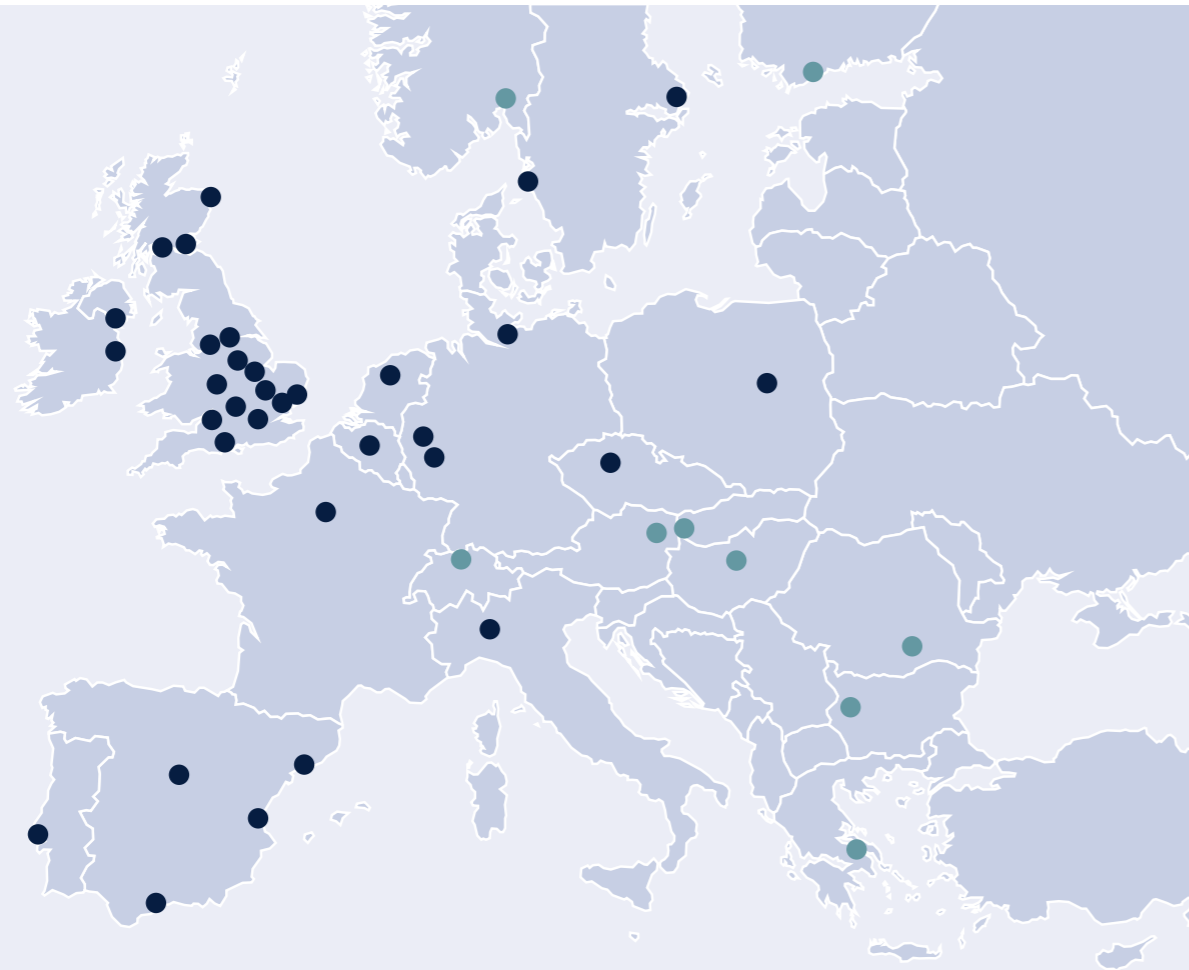
OUR SERVICES

ACQUISITIONS, SALES & LEASING		INDUSTRIAL & LOGISTICS STRATEGIC ADVICE	
BUILDING CONSULTANCY & PROJECT MANAGEMENT	SUSTAINABILITY	RATING	RETAIL LOGISTICS
	ENERGY & POWER EXPERTISE	DATA CENTRE EXPERTISE	
SITE SELECTION			PROPERTY MANAGEMENT
SUPPLY CHAIN CONSULTANCY			RESEARCH & MARKET ANALYSIS
LEASE ADVISORY	FUNDING, DEVELOPMENT & INVESTMENT	CORPORATE REAL ESTATE	PLANNING

INDUSTRIAL & LOGISTICS

MARKET COVERAGE

Aberdeen
Amsterdam
Athens
Barcelona
Belfast
Belgrade
Birmingham
Bratislava
Bristol
Brussels
Bucharest
Budapest
Cairo
Cambridge
Cape Town
Chelmsford
Cologne
Dubai
Dublin
Durban
Dusseldorf
Edinburgh
Glasgow
Gothenburg
Hamburg
Helsinki
Ipswich
Johannesburg
Karachi
Leeds
Lisbon
London
Málaga
Madrid
Manchester
Milan
Nottingham
Oslo
Oxford
Paris
Peterborough
Port Elizabeth
Prague
Pretoria
Sofia



INDUSTRIAL & LOGISTICS
51
OFFICES IN EMEA

Southampton
Stockholm
Valencia
Vienna
Warsaw
Zurich
**Associate Offices*



RESEARCH

DATA & INSIGHT

Savills Research has over 60 dedicated researchers across EMEA to provide analysis and insight at a pan regional, national and local level, helping to forecast market trends and identify growth opportunities.

This provides the agency and investment teams across EMEA with the most up-to-date market data to support occupational and investment decision making.
The team produces both market reports and thought-leadership outlooks focussing on how ecommerce, manufacturing and labour availability trends will affect the logistics market.



Savills forecast an additional 11.6m sq m of warehouse space will be required by the end of 2022 to meet demand from Europe's manufacturing sector.



Increases in online spending have always led to increased demand for warehouse space. Savills Research have observed an inflection point of 10.7% online retail sales penetration where a rapid increase in occupier demand occurs.



Savills Research estimate that for every €1bn of UK manufacturing investment, this creates a need for 18,000 sq m of warehouse space, through a ripple effect for new demand from associated trading partners involved in the manufacturing supply chain.



We anticipate the Covid-19 impact will accelerate the ecommerce shift by a minimum of 12 months once online penetration rates normalise.



Logistics real estate forms just circa 0.75% of total supply chain costs. Labour, incentives, freight and energy are increasingly coming to the forefront for occupiers decision making.



Industrial investment volumes have risen more than sixfold from a 2009 low, fuelled in part by the global ecommerce boom. Demand has accelerated as consumers shifted online.



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CASE STUDIES



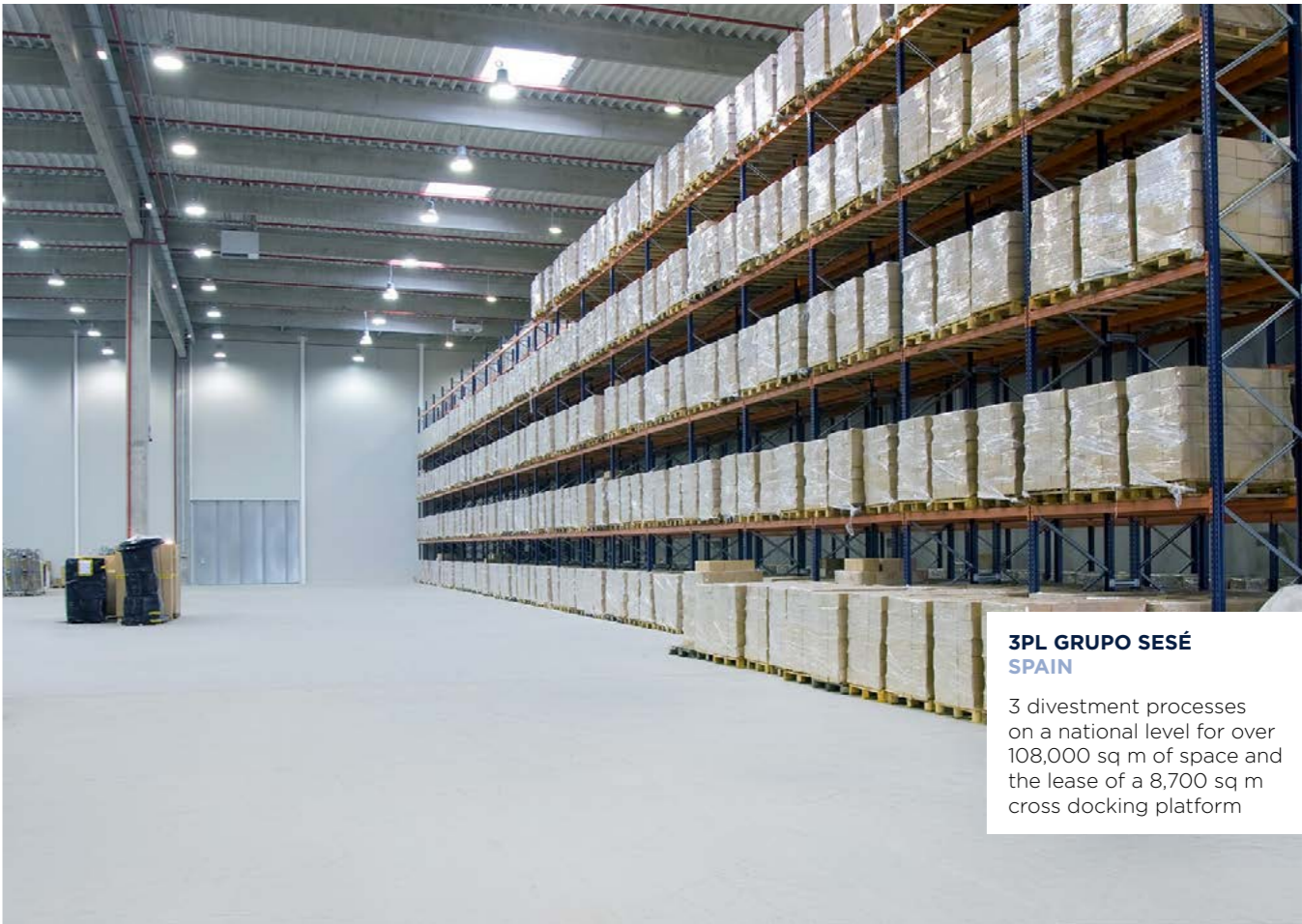
**GLP
FRANCE**
Technical due diligence, 47 assets,
£1.5bn pan-European portfolio

“
We use Savills as one of our TDD partners, they have worked for us on several large logistics portfolio acquisitions in France, and I’ve always been very happy with their service, quality of work and professionalism.
Nick Cook,
Gazeley



**IMPULSE LOGISTICS
LOVOSICE, CZECH
REPUBLIC**
Lease of 8,200 sq m of
warehouse and office space

**ELITE PARTNERS CAPITAL /
MACQUARIE GROUP**
**POLAND, GERMANY, SPAIN,
CZECH REPUBLIC AND UK**
Advised the vendor on the disposal of
their logistics-focused fund, equating
to 18 quality big-box logistics assets
situated across Europe



**3PL GRUPO SESÉ
SPAIN**
3 divestment processes
on a national level for over
108,000 sq m of space and
the lease of a 8,700 sq m
cross docking platform

TRITAX SYMMETRY
ASTON CLINTON, UK

Development,
agency and project
management. 46 acre
site with first phase of
250,000 sq ft fully let





**MACQUARIE
INVESTMENT &
REAL ASSETS
SLOVAKIA**

Project monitoring
for 116,800 sq m



**SWISS LIFE ASSET MANAGERS
GERMANY, SPAIN, ITALY & FRANCE**

Advised on the off-market
acquisition of 10 assets located in
key logistics markets



**BLACKSTONE
UK**

Advisory services for the
acquisition of a property
investment and development
business comprising
logistics, homes, strategic
land and regeneration



**PROUDREED
FRANCE**

Joint venture equity
raise on behalf of the
market leading multi-
let industrial developer/
operator in France



PRIMARK
KILDARE, IRELAND
Lease acquisition and
investment sale of 55,277
sq m distribution facility



AXALTA COATING SYSTEMS
SPAIN

Feasibility and market study to manage their remaining lease and owned facilities in North East Spain



LOGISTIC CONTRACTOR
GOTHENBURG, SWEDEN

11,000 sq m lease



DEKA
WAALWIJK, NETHERLANDS

Successfully disposed of a 60,000 sq m distribution centre in a prime location



ARCAPITA
DUBAI, UAE

Landlord representation for 15 facilities comprising over 185,000 sq m



GATES CORPORATION
ABU DHABI, DUBAI AND SHARJAH, UAE

Tenant representation for 6 industrial facilities comprising 32,500 sq m. Reviewed portfolio and conducted lease negotiations.



HINES
UTRECHT, NETHERLANDS

Acquisition and due diligence for a 62,000 sq m urban logistics distribution centre



LOGICENTERS (BY NREP)
GOTHENBURG, SWEDEN

11,800 sq m lease



WISAG
KREFELD, GERMANY

Leasing of approx. 10,000 sq m of logistics space, a mezzanine space of approx. 989 sq m and approx. 476 sq m office and social space



SAVILLS IM
DIDCOT QUARTER, UK

Agency, BPC and Management. 65 acre site with first phase of 800,000 sq ft sold to a DC and buildings of 120,000 and 190,000 sq ft spec built

HAMBURG, GERMANY

Letting of approx. 13,200 sq m logistics space, 2,200 sq m mezzanine and 670 sq m office space, acting as a consultant on behalf of the tenant and the owner throughout



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