



savills

SPOTLIGHT

MID-BOX INDUSTRIAL MARKET

INDUSTRIAL & LOGISTICS - UK - Q3 2026

RESEARCH



KEY
STATS



Take-up

Totalled 4.14
million sq ft



Supply

Decreased by 4%
year-on-year



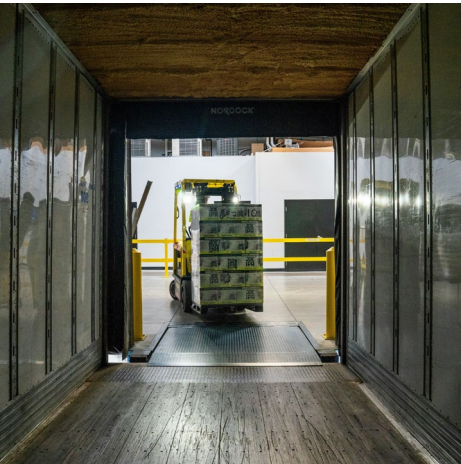
Years of Supply

Stands at 1.58
years



Quoting Rents

From £9.00 psf -
£37.50 psf



Introduction

Prime mid-box market continues to perform well

Our latest report on the prime mid-box market examines data at a national level across the big eight markets. We have examined take-up, supply, pipeline and rents for units between 20,000 and 100,000 sq ft and focused on units constructed since 2010 as a proxy for our prime grading.

Taking this data sample, it is pleasing to see that despite wider issues in the global economy, take-up so far in 2026 has reached 4.14m sq ft, just 2% lower than the same period in 2025. With c.1m sq ft currently under offer, this should put 2026 on par with 2025, when take-up reached 5.51m sq ft. Interestingly, take-up levels in both Manchester and London have already exceeded the full-year 2025 figures with a quarter of the year left to run. On the supply side, availability has increased 6% qtr-on-qtr but has fallen by 4% when compared with Q3 2025. For the most part, this has been driven by continued supply rises in London as five of the eight markets we track have witnessed annual falls.

Whilst economic and geopolitical challenges remain in the wider economy, there are pleasing wider indicators for the mid-box sector. According to the latest data from the ONS, new business creation was 10% higher at the end of 2025 vs 2024, with a 17.2% rise in the transportation sector alone, boding well for future demand in the sector.

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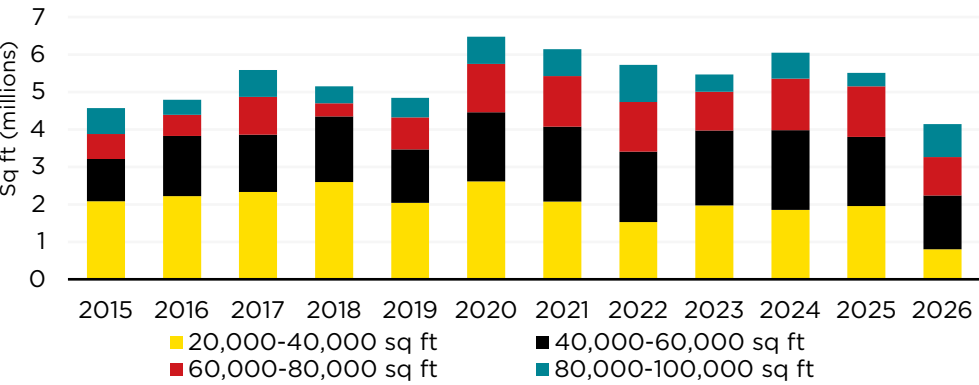
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Newcastle (pg 16-17)

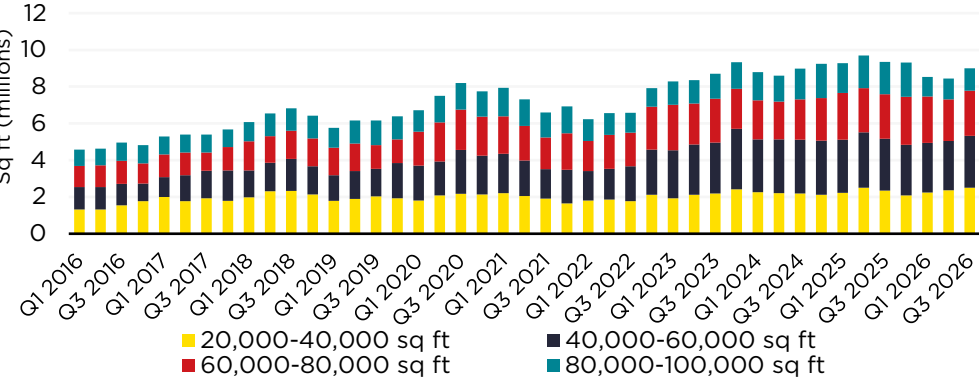
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Central Scotland (pg 18-19)

2026 YTD take-up totalled 4.14 million sq ft across 83 transactions



Supply fell by 4% year-on-year





Goya's brand-new Valhalla Park Tottenham scheme, a unique speculative urban industrial development with units ranging from 6,426 sq ft to 79,083 sq ft

London



Quoting Rent

Ranges from
£16.50 - £37.50
psf



Years of Supply

Stands at 4.71
years



Take-up

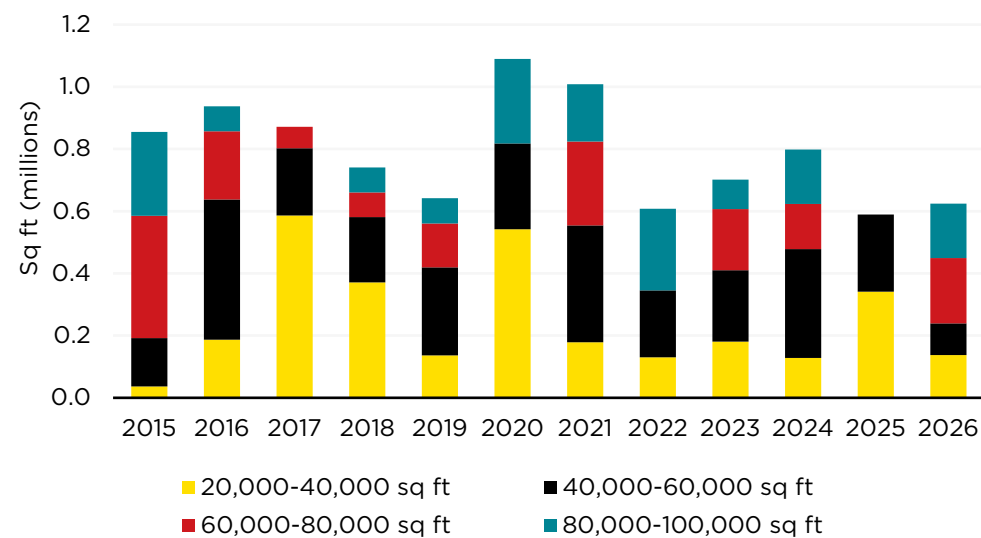
Increased by
34% Y-O-Y



Pipeline

355,000 sq ft
under
construction

2026 YTD take-up totalled 624,000 sq ft



Source: Savills Research

Take-up

For prime mid-box units in London, transactional activity in 2026 YTD totalled 624,000 sq ft across 12 transactions, up 34% year-on-year and surpassing prime take-up in 2025. Across the size bands, units between 20,000 - 40,000 sq ft accounted for 22% of take-up, 40,000 - 60,000 sq ft accounted for 16%, 60,000 - 80,000 sq ft accounted for 34%, and 80,000 - 100,000 sq ft accounted for 28%.

Occupier Sector Take-up

There is a diverse range of occupiers taking space, with third-party logistics (3PLs) accounting for 35%. The remainder of the activity is made up of wholesalers accounting for 15%, food producers accounting for 13% and parcel companies accounting for 10%.



Nick Steens

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London's mid-box market continues to demonstrate its resilience, with strong and diverse occupier demand driving activity across the capital. Well-located, high-quality space remains highly sought after, reflecting the sustained strength of occupier interest across London's industrial market"

Supply

The current availability stands at 3.28 million sq ft across 69 units. This has increased by 5% quarter-on-quarter and by 8% year-on-year. The majority of available space is for units between 60,000 - 80,000 sq ft.

By size band for units between 20,000 - 40,000 sq ft, available supply totals 915,000 sq ft, followed by units between 40,000 - 60,000 sq ft at 797,000 sq ft, 60,000 - 80,000 sq ft at 1.05 million sq ft and 80,000 - 100,000 sq ft at 515,000 sq ft.

Speculative Pipeline

There is 355,000 sq ft currently under construction across 10 units. There is 200,000 sq ft between 20,000 - 40,000 sq ft, 94,000 sq ft between 40,000 - 60,000 sq ft and 60,000 sq ft between 60,000 - 80,000 sq ft. There are no units between 80,000 - 100,000 sq ft under construction,

In Q3 2026, there were no speculative announcements but 78,000 sq ft of speculative completions.

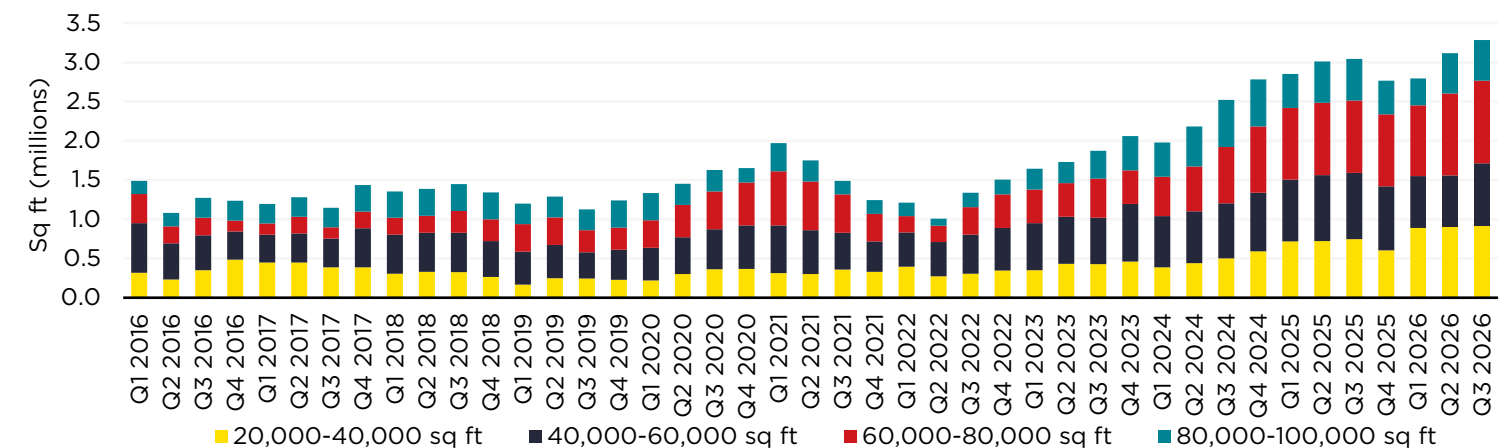
Years of Supply

Across London, there is 4.71 years of supply based on the three-year average annual take-up. By size band, there are 4.23 years of supply in the 20,000 - 40,000 sq ft range, 2.89 years of supply in the 40,000 - 60,000 sq ft range, 9.22 years in the 60,000 - 80,000 sq ft range and 5.72 years of supply in the 80,000 - 100,000 sq ft range.

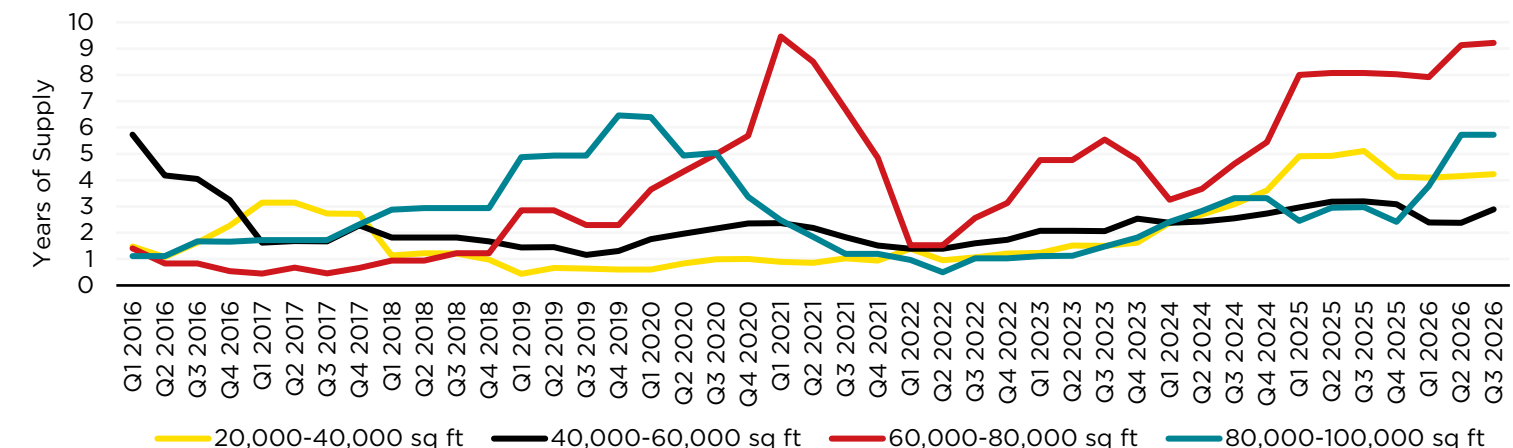
Quoting Rents

The prime quoting rents for London range from £16.50 psf to £37.50 psf, with prime rents in most markets remaining stable.

Supply rose by 8% year-on-year



There is 4.71 years of supply in the market



Source: Savills Research



Savills jointly leased Aztec 38, which comprised a new and speculatively built, best-in-class warehouse facility in North Bristol

South West and Wales



Quoting Rent

Stable at £10.00
- £16.00 psf



Years of Supply

Stands at 1.27
years



Take-up

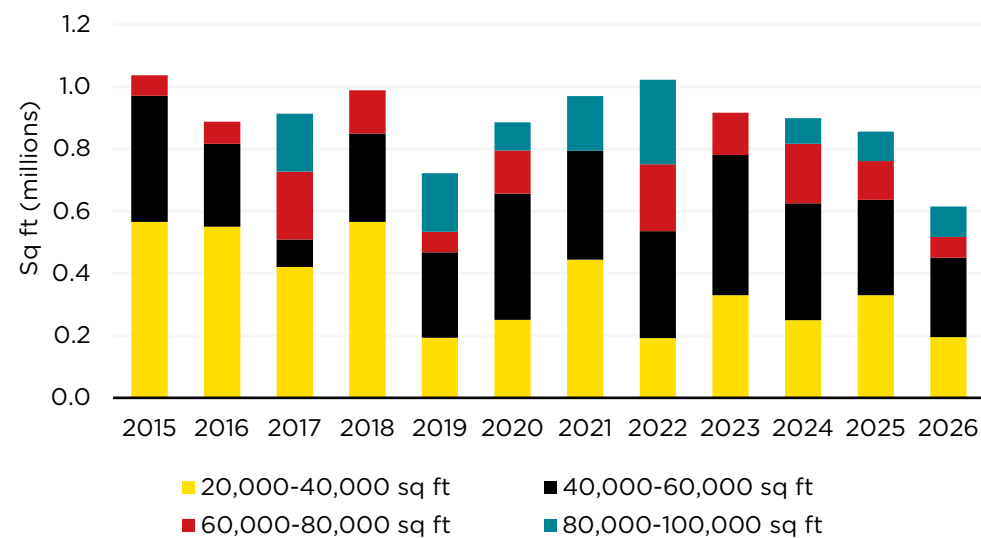
Decreased by
2% Y-O-Y



Pipeline

500,000 sq ft
under
construction

2026 YTD take-up totalled 615,000 sq ft



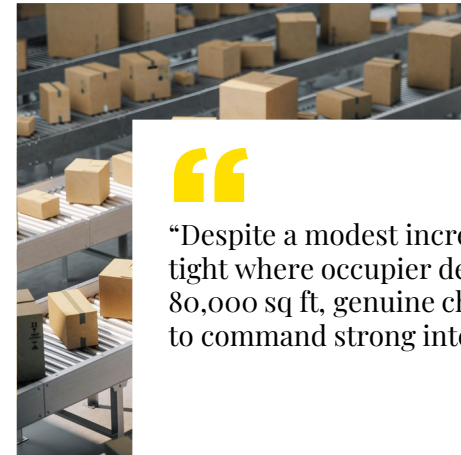
Source: Savills Research

Take-up

For prime mid-box units in the South West and Wales, transactional activity in 2026 YTD totalled 615,000 sq ft across 14 transactions, down 2% year-on-year. Across the size bands, units between 20,000 – 40,000 sq ft accounted for 31.8% of take-up, 40,000 – 60,000 sq ft accounted for 41.6%, 60,000 – 80,000 sq ft accounted for 10.8%, and 80,000 – 100,000 sq ft accounted for 15.8%.

Occupier Sector Take-up

Parcel operators accounted for 19% of 2026 YTD activity, followed by 3PL occupiers at 16%. manufacturing and grocery retailers accounted for 12% and 11% respectively. Food production represented 6%, whilst automotive and wholesale occupiers each accounted for 5%. The remainder was distributed across a diverse mix of other occupier groups.



Jack Davies
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“Despite a modest increase in overall availability, the South West and Wales mid-box market remains tight where occupier demand is most focused. With less than a year’s supply between 40,000 and 80,000 sq ft, genuine choice remains limited and well-located, high-quality buildings should continue to command strong interest.”

Supply

The current availability stands at 1.13 million sq ft across 25 units. This has increased by 11% quarter-on-quarter and is up by 2% year-on-year. The majority of available space is for units between 20,000 – 40,000 sq ft.

By size band, available supply totals 423,013 sq ft for units between 20,000 – 40,000 sq ft, 318,150 sq ft between 40,000 – 60,000 sq ft, 132,287 sq ft between 60,000 – 80,000 sq ft and 258,292 sq ft for units between 80,000 – 100,000 sq ft.

Speculative Pipeline

There is 499,288 sq ft currently under construction across 12 units. Of this, 214,352 sq ft comprises units between 20,000 – 40,000 sq ft, 144,218 sq ft between 40,000 – 60,000 sq ft and 140,718 sq ft between 60,000 – 80,000 sq ft. There are no units under construction between 80,000 – 100,000 sq ft.

In 2026 YTD, there were 194,702 sq ft of speculative announcements and 476,703 sq ft of speculative completions. With 304,586 sq ft expected to complete in Q4 2026.

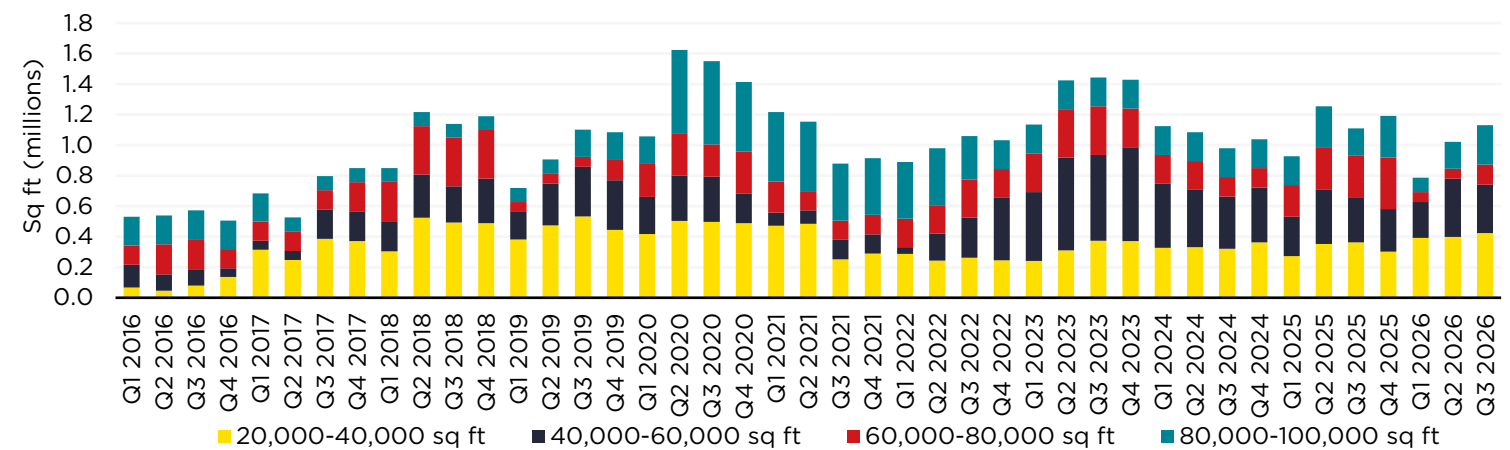
Years of Supply

Across the South West and Wales, there is 1.27 years of supply based on the three-year average annual take-up. By size band, there is 1.39 years of supply in the 20,000 – 40,000 sq ft range, 0.84 years in the 40,000 – 60,000 sq ft range, 0.88 years in the 60,000 – 80,000 sq ft range and 4.39 years in the 80,000 – 100,000 sq ft range.

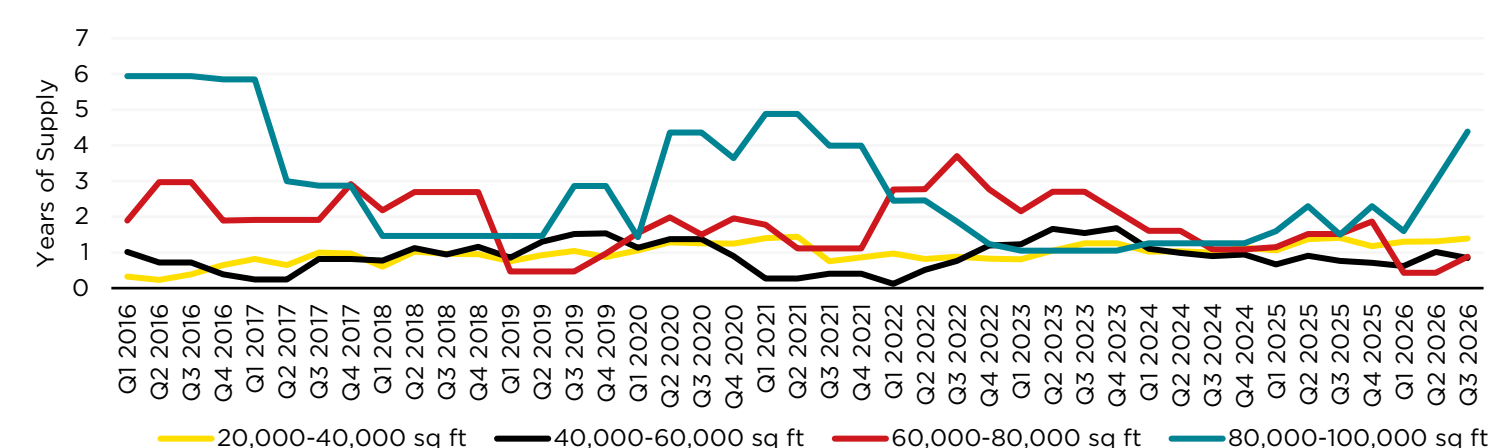
Quoting Rents

Prime quoting rents across the South West and Wales range from £10.00 to £16.00 psf, with Bristol remaining stable.

Supply rose by 2% year-on-year



There is 1.27 years of supply in the market



Source: Savills Research



Catalyst Park, Birmingham, marketed by Savills, offers three newly developed units ranging from 22,543 sq ft to 64,380 sq ft

West Midlands

£
Quoting Rent

Stable at
£14.00 psf

Years of Supply

Stands at 0.96
years

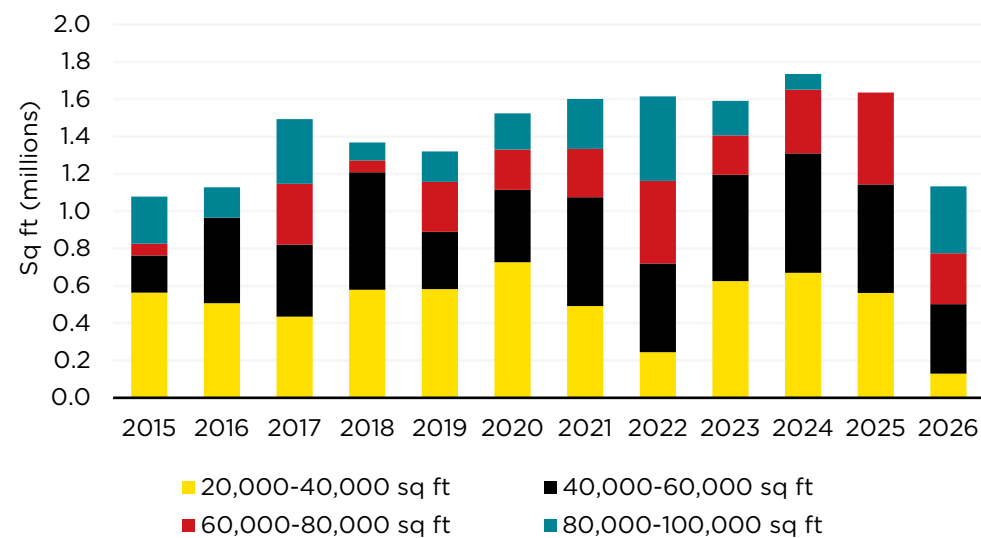
Take-up

Decreased by
7% Y-O-Y

Pipeline

1.15 million sq ft
under
construction

2026 YTD take-up totalled 1.13 million sq ft



Source: Savills Research

Take-up

For prime mid-box units in the West Midlands, transactional activity in 2026 YTD totalled 1.13 million sq ft across 21 transactions, down 7% year-on-year, but take-up in Q3 2026 is up 11% on the pre-pandemic Q3 average of 295,000 sq ft. Across the size bands, units between 20,000 – 40,000 sq ft accounted for 11% of take-up, 40,000 – 60,000 sq ft accounted for 33%, 60,000 – 80,000 sq ft accounted for 24%, and 80,000 – 100,000 sq ft accounted for 32%.

Occupier Sector Take-up

There is a diverse range of occupiers taking space, with manufacturing-related occupiers accounting for 49%. This is followed by 3PLs accounting for 28% and wholesalers accounting for 13%.



Christian Smith
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“

Demand for mid-box space across the West Midlands remains healthy, supported by the region's strong manufacturing and logistics base. With less than one year's supply available and Q3 take-up ahead of the pre-pandemic average, well-located, high-quality buildings should continue to attract occupier interest”

Supply

The current availability stands at 1.58 million sq ft across 31 units. This has decreased by 5% quarter-on-quarter but is up by 10% year-on-year. The majority of available space is for units between 40,000 – 60,000 sq ft.

By size band for units between 20,000 – 40,000 sq ft, available supply totals 265,000 sq ft, followed by units between 40,000 – 60,000 sq ft at 778,000 sq ft, 60,000 – 80,000 sq ft at 380,000 sq ft and 80,000 – 100,000 sq ft at 162,000 sq ft.

Speculative Pipeline

There is 1.15 million sq ft currently under construction across 25 units. There is 474,000 sq ft between 20,000 – 40,000 sq ft, 135,000 sq ft between 40,000 – 60,000 sq ft, 274,000 sq ft between 60,000 – 80,000 sq ft and 269,000 sq ft between 80,000 – 100,000 sq ft.

In Q3 2026, there were 89,000 sq ft of speculative announcements and 45,000 sq ft of speculative completions.

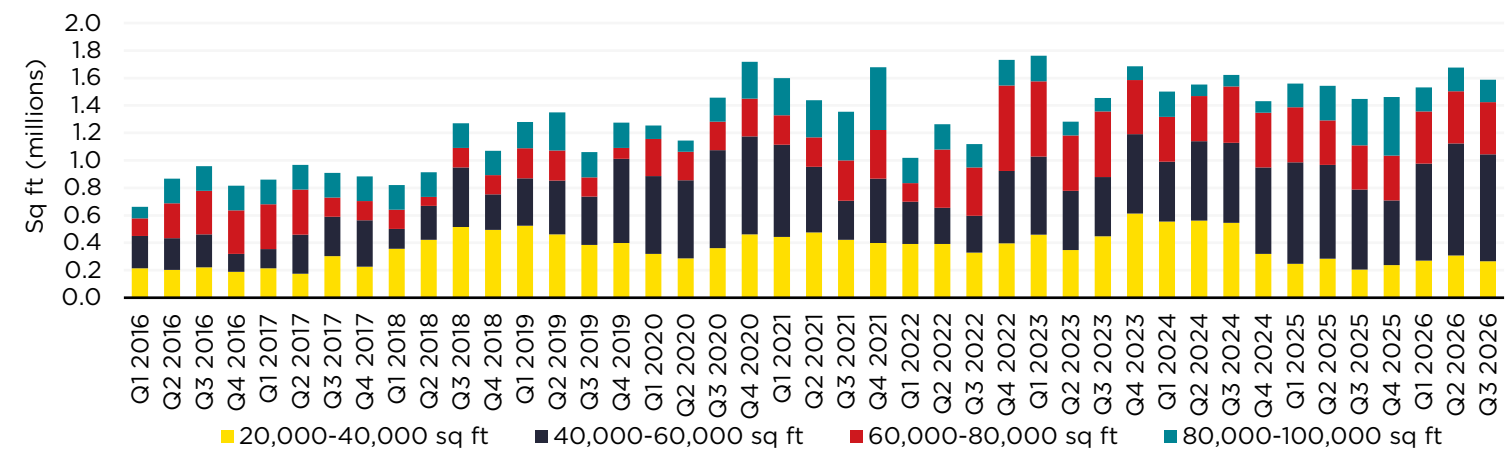
Years of Supply

Across the West Midlands, there is 0.96 years of supply based on the three-year average annual take-up. By size band, there are 0.43 years of supply in the 20,000 – 40,000 sq ft range, 1.30 years of supply in the 40,000 – 60,000 sq ft range, 1.09 years in the 60,000 – 80,000 sq ft range and 1.81 years of supply in the 80,000 – 100,000 sq ft range.

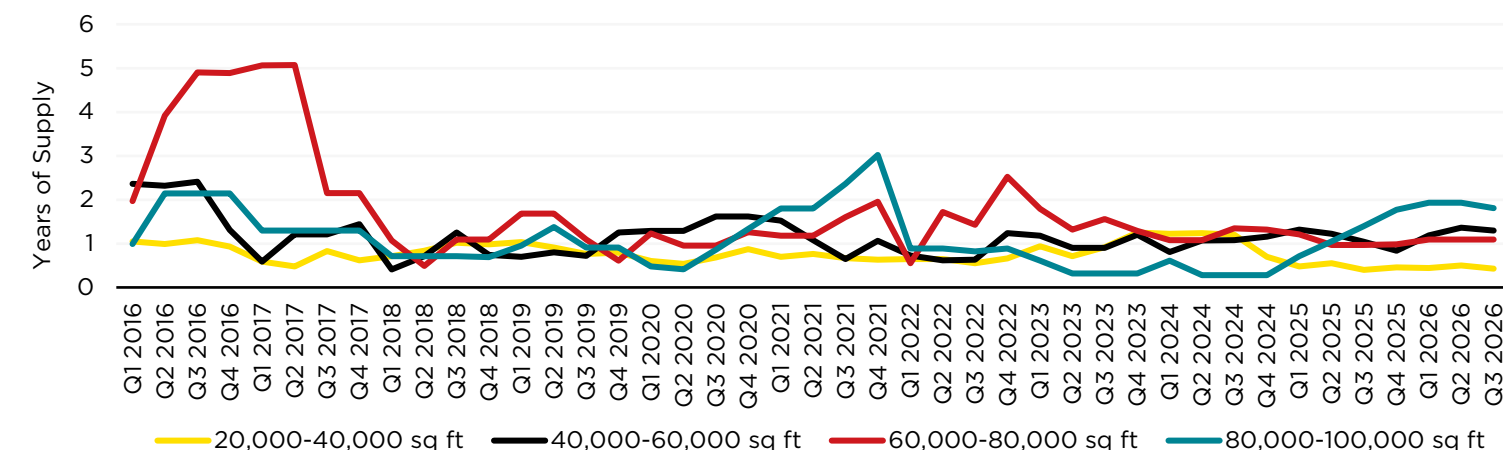
Quoting Rents

The prime quoting rent for the West Midlands has stayed stable, standing at £14.00 psf.

Supply rose by 10% year-on-year



There is less than one year of supply in the market



Source: Savills Research



Savills are instructed on Unit 14 Calver Road, Warrington, by London Metric, available Q1 2027

Manchester



Quoting Rent

Decreased by 3% to stand at £14.50 psf



Years of Supply

Stands at 1.36 years



Take-up

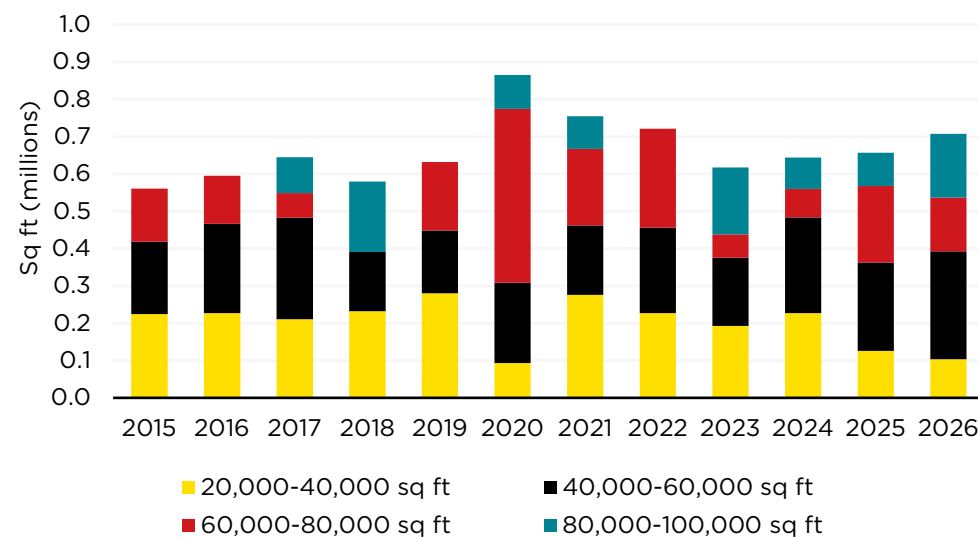
Increased by 44% Y-O-Y



Pipeline

339,000 sq ft under construction

2026 YTD take-up totalled 707,000 sq ft



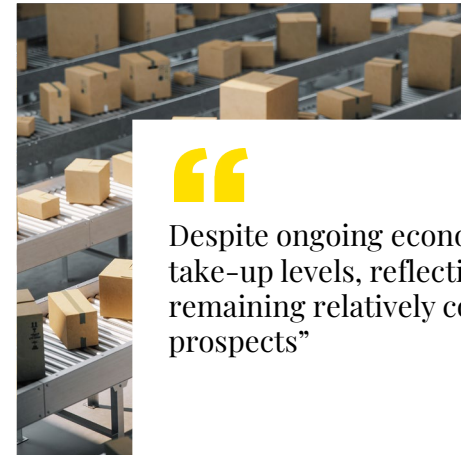
Source: Savills Research

Take-up

For prime mid-box units in Manchester, transactional activity in 2026 YTD totalled 707,000 sq ft across 13 transactions, up 44% year-on-year. Across the size bands, units between 20,000 – 40,000 sq ft accounted for 15% of take-up, 40,000 – 60,000 sq ft accounted for 41%, 60,000 – 80,000 sq ft accounted for 20%, and 80,000 – 100,000 sq ft accounted for 24% of take-up.

Occupier Sector Take-up

By occupier sector, wholesale firms account for 50% of 2026 YTD transactional activity, followed by 36% from 3PLs, 7% from online retail and the remaining 7% taken by 'other' occupiers.



Jonathan Williams
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Despite ongoing economic uncertainty, the Manchester mid-box market has maintained steady take-up levels, reflecting the strength of occupational demand across the region. With supply remaining relatively constrained, market fundamentals continue to support rental growth prospects”

Supply

The current availability stands at 868,000 sq ft across 17 units. This has increased by 16% quarter-on-quarter but is down by 22% year-on-year. The majority of available space is for units between 60,000 – 80,000 sq ft.

By size band for units between 20,000 – 40,000 sq ft, available supply totals 189,000 sq ft, followed by units between 40,000 – 60,000 sq ft at 181,000 sq ft, 60,000 – 80,000 sq ft at 406,000 sq ft and 80,000 – 100,000 sq ft at 91,000 sq ft.

Speculative Pipeline

There is 339,000 sq ft currently under construction across 8 units. There is 87,000 sq ft between 20,000 – 40,000 sq ft, 184,000 sq ft between 40,000 – 60,000 sq ft and 67,000 sq ft between 60,000 – 80,000 sq ft. There are no units under construction between 80,000 – 100,000 sq ft.

In 2026 YTD, there were 78,000 sq ft of speculative announcements and 122,000 sq ft of speculative completions. With 260,000 sq ft expected to complete in Q4 2026.

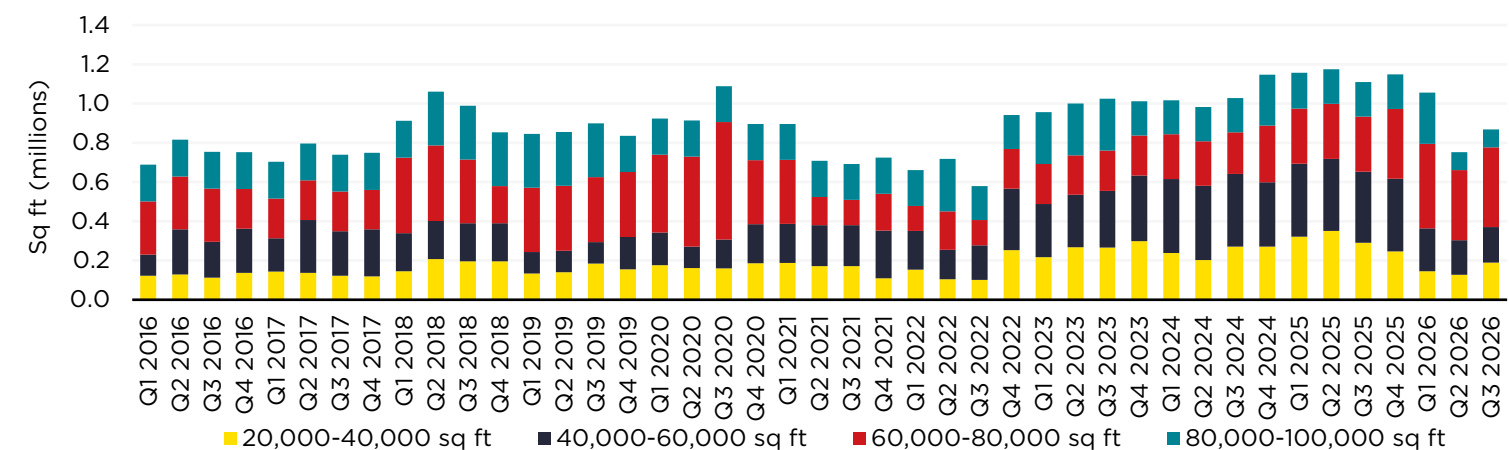
Years of Supply

Across Manchester, there is 1.36 years of supply based on the three-year average annual take-up. By size band, there are 1.04 years of supply in the 20,000 – 40,000 sq ft range, 0.80 years of supply in the 40,000 – 60,000 sq ft range, 3.55 years in the 60,000 – 80,000 sq ft range and 0.78 years of supply in the 80,000 – 100,000 sq ft range.

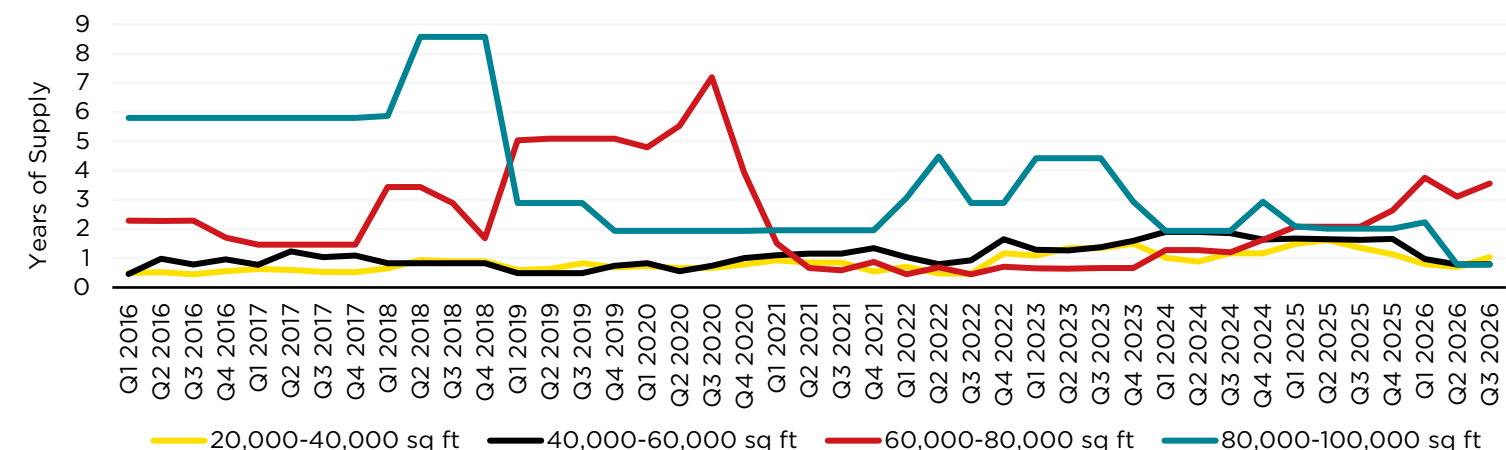
Quoting Rents

The prime quoting rent for Manchester has decreased by 3% to now stand at £14.50 psf.

Supply fell by 22% year-on-year



There is 1.36 years of supply in the market



Source: Savills Research



Savills are instructed on Unit 4, Total Park, comprising of 43,905 sq ft of prime industrial space

Leeds



Quoting Rent

Increased by 10% to stand at £11.00 psf



Years of Supply

Stands at 1.03 years



Take-up

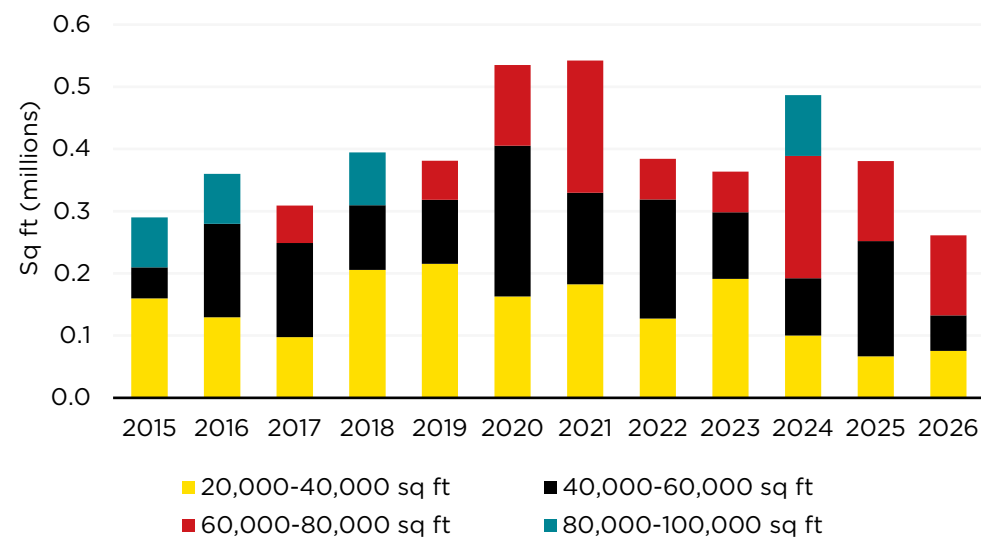
Decreased by 11% Y-O-Y



Pipeline

40,000 sq ft under construction

2026 YTD take-up totalled 261,000 sq ft



Source: Savills Research

Take-up

For prime mid-box units in Leeds, transactional activity in 2026 YTD totalled 261,000 across six transactions, down 11% year-on-year. This fall reflects reduced YoY availability of space. By size band, units between 20,000 – 40,000 sq ft accounted for 29% of take-up, 40,000 – 60,000 sq ft accounted for 22%, and 60,000 – 80,000 sq ft accounted for 49%. We are tracking 169,000 sq ft of space under offer, representing 40% of current availability, further reducing occupier choice.

Occupier Sector Take-up

By occupier sector, manufacturing firms account for 22% of transactional activity, online retail accounts for 13% and food production accounts for 8%. The remainder was distributed across a diverse mix of other occupiers.



Matthew Ewin
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“Occupier demand remains strong, with three out of the eight available units currently under offer and very little new space being delivered to the market. The lack of development pipeline is expected to further restrict supply and elevate prime quoting rents beyond current levels”

Supply

The current availability stands at 422,000 sq ft across 8 units. This has increased by 57% quarter-on-quarter but is down by 39% year-on-year. The majority of available space is for units between 40,000 – 60,000 sq ft.

By size band, for units between 20,000 – 40,000 sq ft, available supply totals 34,000 sq ft, followed by units between 40,000 – 60,000 sq ft at 250,000 sq ft and 60,000 – 80,000 sq ft at 137,000 sq ft. There are no units available between 80,000 – 100,000 sq ft.

Speculative Pipeline

There is one 40,000 sq ft unit under construction, with an expected completion set for Q4 2026.

This 40,000 sq ft unit is the only speculative announcement of 2026 YTD, representing a subdued development pipeline. In the same period, speculative completions totalled 34,000 sq ft.

As previously discussed, with three units being under offer, there is potential to capitalise on future development opportunities.

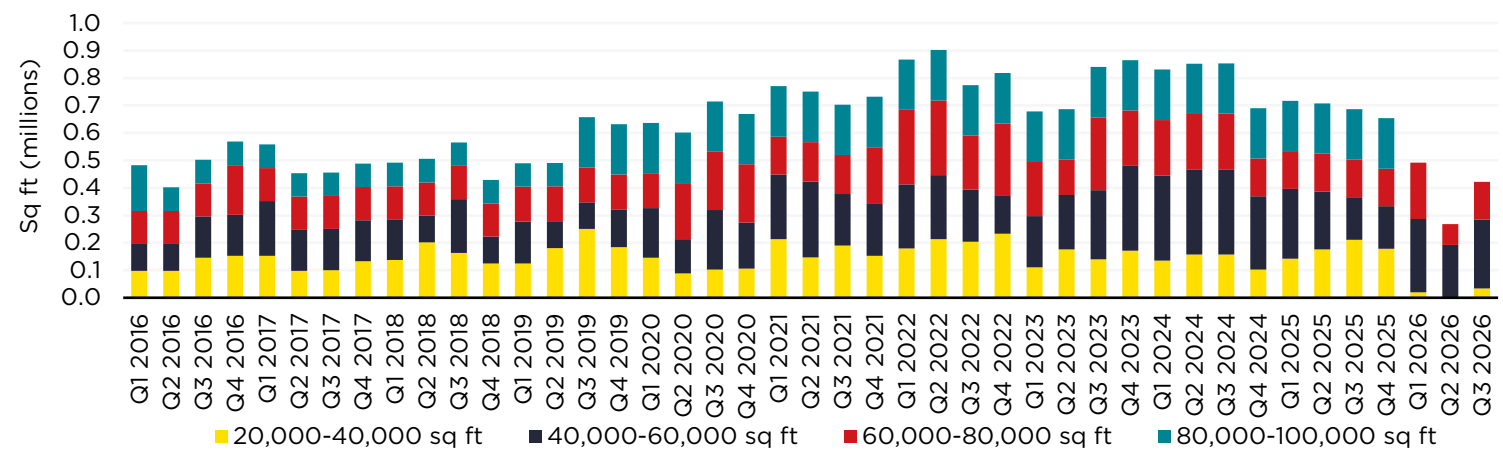
Years of Supply

Across Leeds, there is 1.03 years of supply based on the three-year average annual take-up. By size band, there are 0.29 years of supply in the 20,000 – 40,000 sq ft range, 1.95 years of supply in the 40,000 – 60,000 sq ft range, 1.06 years in the 60,000 – 80,000 sq ft range and there is no supply in the 80,000 – 100,000 sq ft range.

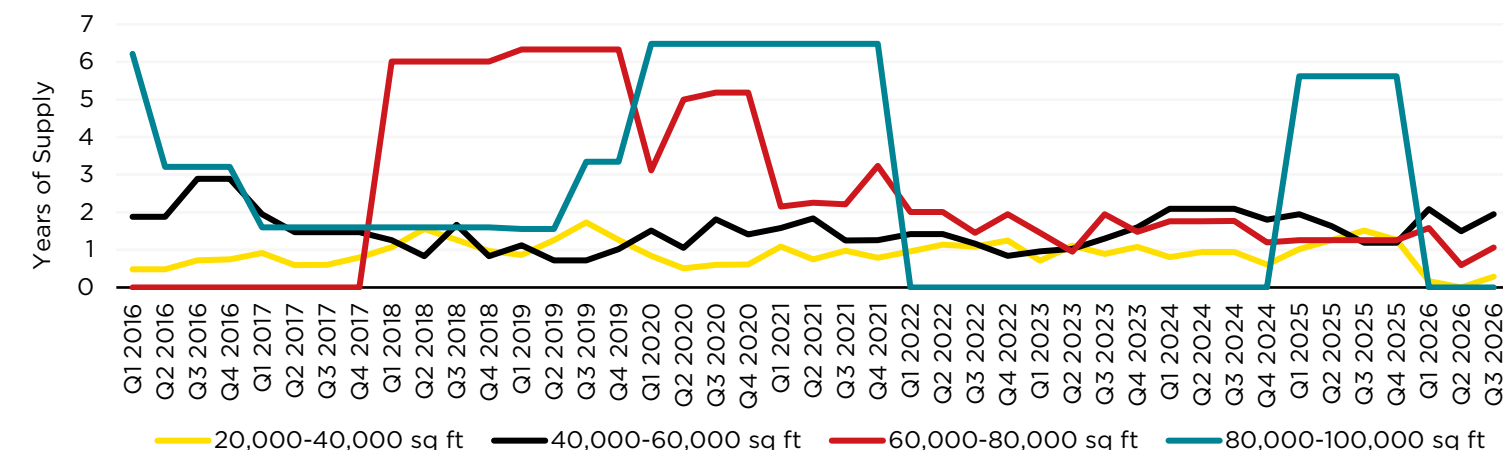
Quoting Rents

The prime quoting rent for Leeds has increased by 10% to now stand at £11.00 psf.

Supply fell by 39% year-on-year



There is 1.03 years of supply in the market



Source: Savills Research



Savills is instructed on Alpha, Hampshire, which encompasses 50,385 sq ft

M27 Corridor



Quoting Rent

Stable at
£15.00 psf



Years of Supply

Stands at 0.99
years



Take-up

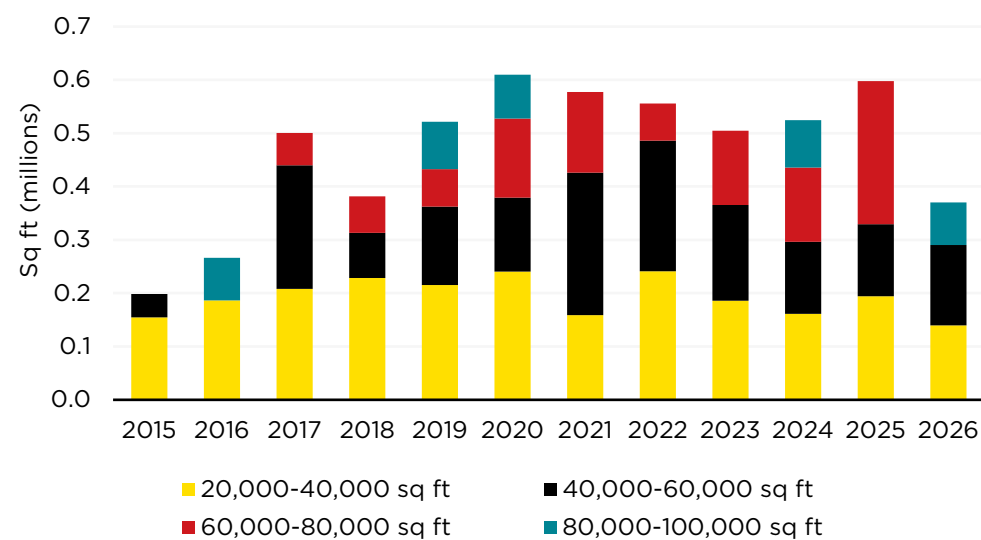
Decreased by
18% Y-O-Y



Pipeline

22,700 sq ft
under
construction

2026 YTD take-up totalled 370,000 sq ft



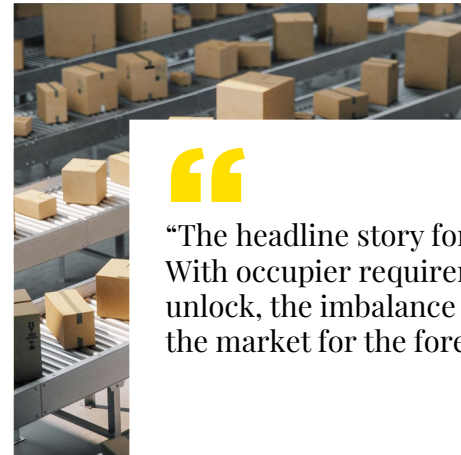
Source: Savills Research

Take-up

For prime mid-box units in the M27 Corridor, transactional activity in 2026 YTD totalled 370,000 sq ft across nine transactions, down 18% year-on-year, but take-up in Q3 2026 is up 64% on the pre-pandemic Q3 average of 76,000 sq ft. Across the size bands, units between 20,000 – 40,000 sq ft accounted for 38% of take-up, 40,000 – 60,000 sq ft accounted for 41%, and 80,000 – 100,000 sq ft accounted for 22%.

Occupier Sector Take-up

By occupier sector, 57% of the transactional activity came from manufacturing companies. With wholesalers accounting for 22% and automotive companies accounting for 14%.



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“The headline story for Q3 is the continued shortage of employment land along the M27 corridor. With occupier requirements persisting and development opportunities increasingly difficult to unlock, the imbalance between supply and demand is likely to remain a defining characteristic of the market for the foreseeable future”

Supply

The current availability stands at 536,000 sq ft across 15 units. This has increased by 11% quarter-on-quarter but is down by 15% year-on-year. The majority of available space is for units between 20,000 – 40,000 sq ft.

By size band for units between 20,000 – 40,000 sq ft, available supply totals 337,000 sq ft and units between 40,000 – 60,000 sq ft at 199,000 sq ft. Units at Quest 271 and Vortex can be combined to satisfy requirements over 60,000 sq ft.

Speculative Pipeline

There is only 22,700 sq ft currently on site and under construction across one unit at Voyager Park.

However, there is 223,000 sq ft of space at T-Park Southampton, which is due to start on site within the next 6 months.

In Q3 2026, there were 22,700 sq ft of speculative announcements and 97,600 sq ft of speculative completions. With one unit at Proxima Park let before practical completion.

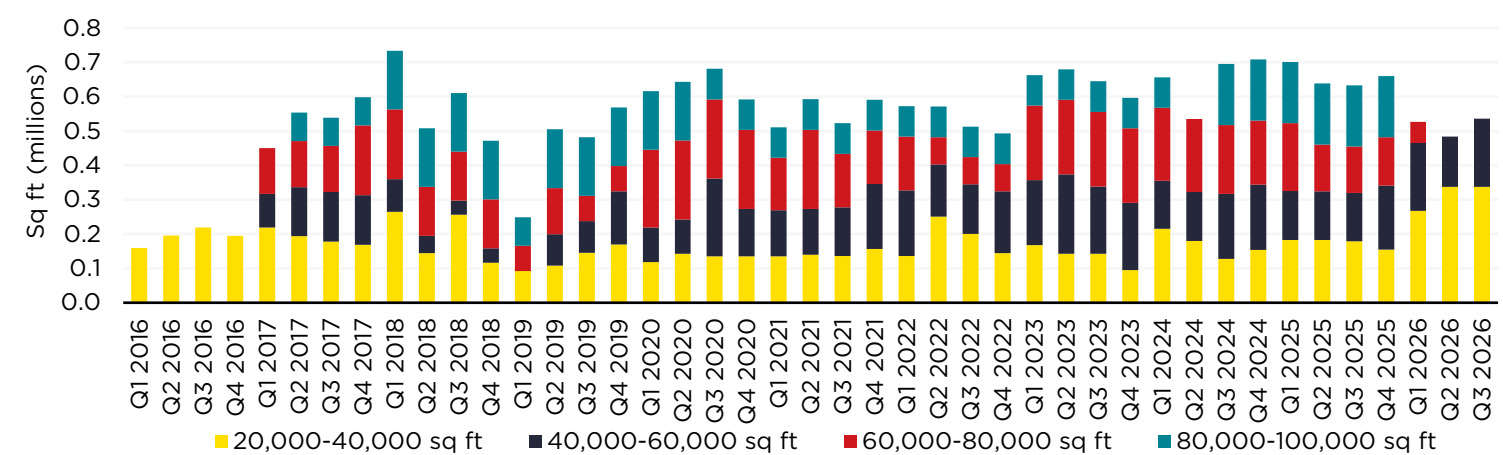
Years of Supply

Across the M27 Corridor, there is 0.99 years of supply based on the three-year average annual take-up. By size band, there are 1.87 years of supply in the 20,000 – 40,000 sq ft range and 1.33 years of supply in the 40,000 – 60,000 sq ft range.

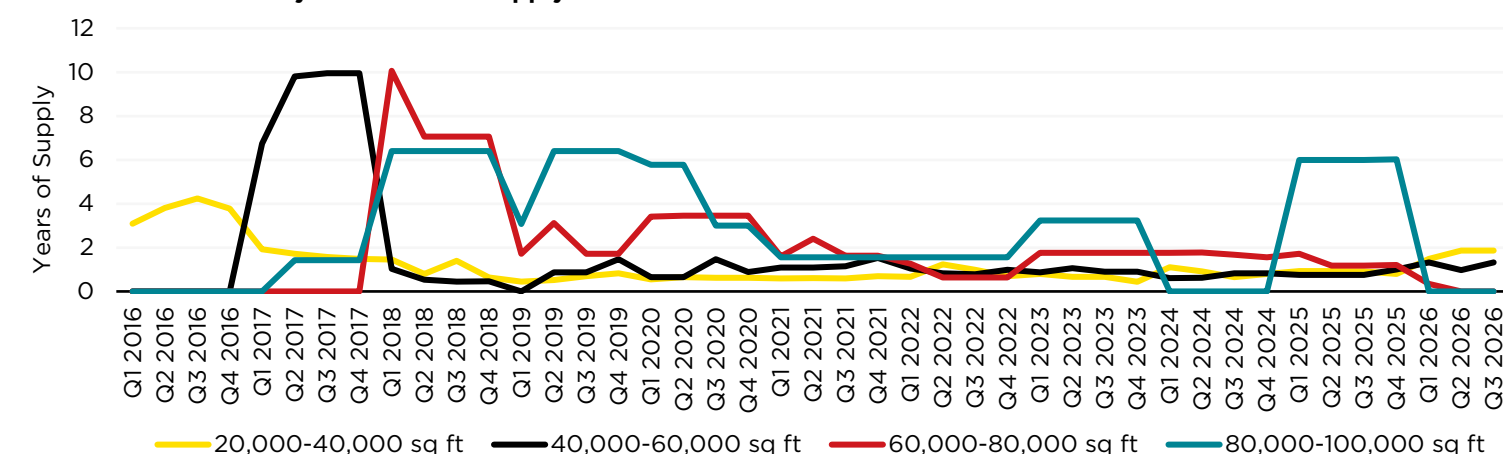
Quoting Rents

The prime quoting rent for the M27 Corridor has stayed stable, standing at £15.00 psf.

Supply has fallen by 15% year-on-year



There is less than one year's worth of supply in the market



Source: Savills Research



Savills is instructed on Unit 3 Greenbox Darlington, comprising a new-build unit of 84,947 sq ft

Newcastle



Quoting Rent

Stable at
£9.00 psf



Years of Supply

Stands at 1.47
years



Take-up

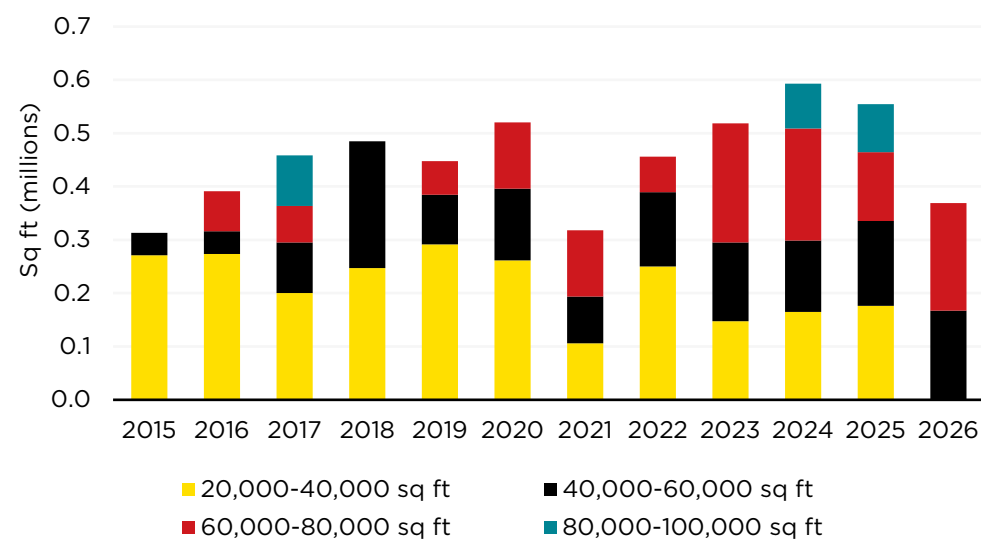
Decreased by
14% Y-O-Y



Pipeline

75,000 sq ft
under
construction

2026 YTD take-up totalled 368,000 sq ft



Take-up

For prime mid-box units in Newcastle, transactional activity in 2026 YTD totalled 368,000 sq ft across six transactions, down 14% year-on-year. Despite no transactions in Q3 2026, there is 106,000 sq ft under offer. Across the size bands, units between 40,000 – 60,000 sq ft accounted for 45% of take-up, and 60,000 – 80,000 sq ft accounted for 55%. There were no transactions between 20,000 – 40,000 sq ft and between 80,000 – 100,000 sq ft in 2026 YTD.

Occupier Sector Take-up

By occupier sector, the transactional activity came from three main sectors: 3PLs, accounting for 33%; manufacturing companies, accounting for 15%; and wholesalers, accounting for 18%.

Source: Savills Research



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The North East mid-box market continues to demonstrate resilience, with availability falling by 9% year-on-year. Supply varies considerably across the size bands, making the location, specification and suitability of individual units key considerations for occupiers. With 75,000 sq ft of new speculative space under construction, the coming months will be important in assessing how supply and demand balance out. Overall, we expect well-located, competitively priced mid-box units to remain attractive to occupiers seeking quality accommodation across the market”

Supply

The current availability stands at 815,000 sq ft across 13 units. This is unchanged quarter-on-quarter and is down by 9% year-on-year. The majority of available space is for units between 60,000 – 80,000 sq ft.

By size band for units between 20,000 – 40,000 sq ft, available supply totals 37,000 sq ft, followed by units between 40,000 – 60,000 sq ft at 249,000 sq ft, 60,000 – 80,000 sq ft at 345,000 sq ft and 80,000 – 100,000 sq ft at 182,500 sq ft.

Speculative Pipeline

There is 75,000 sq ft currently under construction across two units. Both units are between 20,000-40,000 sq ft.

In Q3 2026, there were no speculative announcements and speculative completions. Both units under construction will be reaching practical completion in Q4 2026.

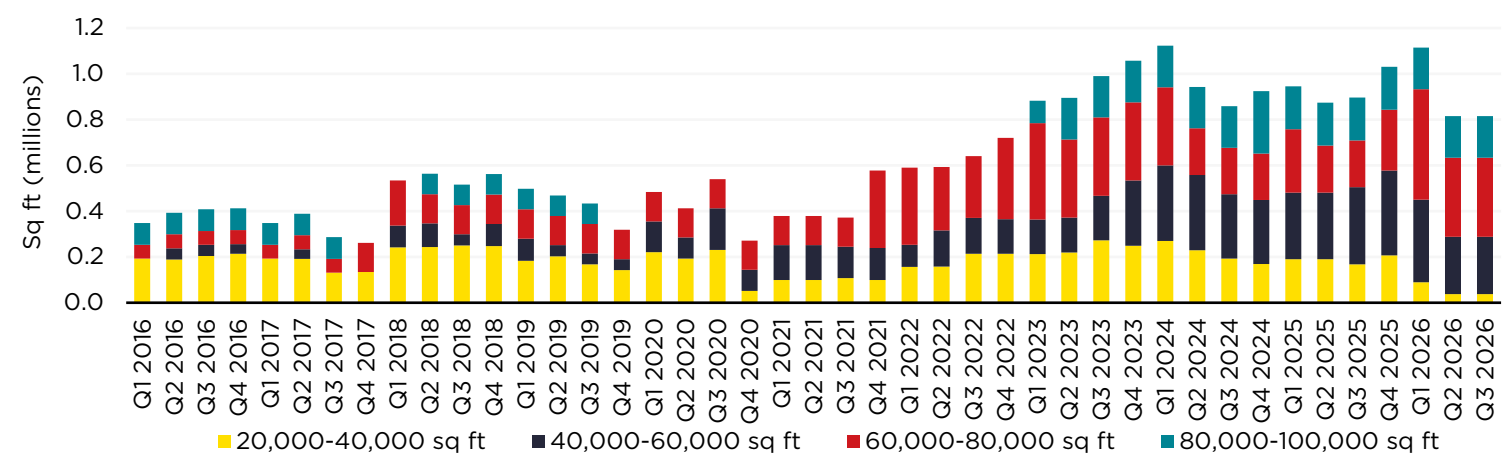
Years of Supply

Across Newcastle, there is 1.47 years of supply based on the three-year average annual take-up. By size band, there are 0.23 years of supply in the 20,000 – 40,000 sq ft range, 1.70 years of supply in the 40,000 – 60,000 sq ft range, 1.84 years in the 60,000 – 80,000 sq ft range and 3.14 years of supply in the 80,000 – 100,000 sq ft range.

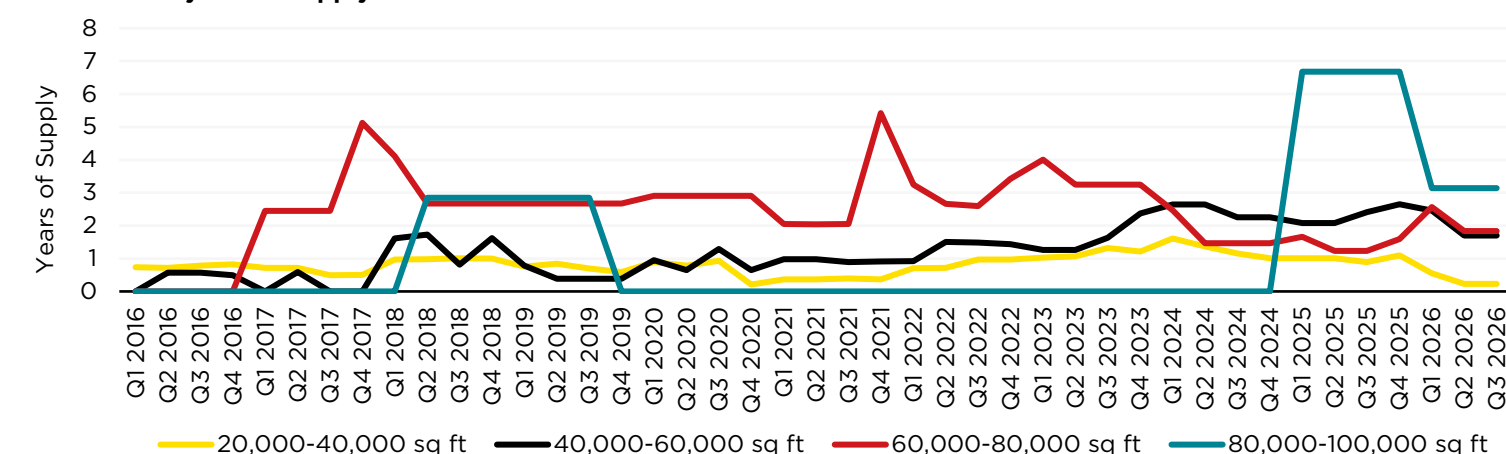
Quoting Rents

The prime quoting rent for Newcastle has stayed stable, standing at £9.00 psf.

Supply fell by 9% year-on-year



There is 1.47 years of supply in the market



Source: Savills Research



Westway – a speculative development by Canmoor with 91,500 sq ft under construction across three units

Central Scotland

£

Quoting Rent

Stable at
£12.00 psf

📈

Years of Supply

Stands at 1.21
years

📊

Take-up

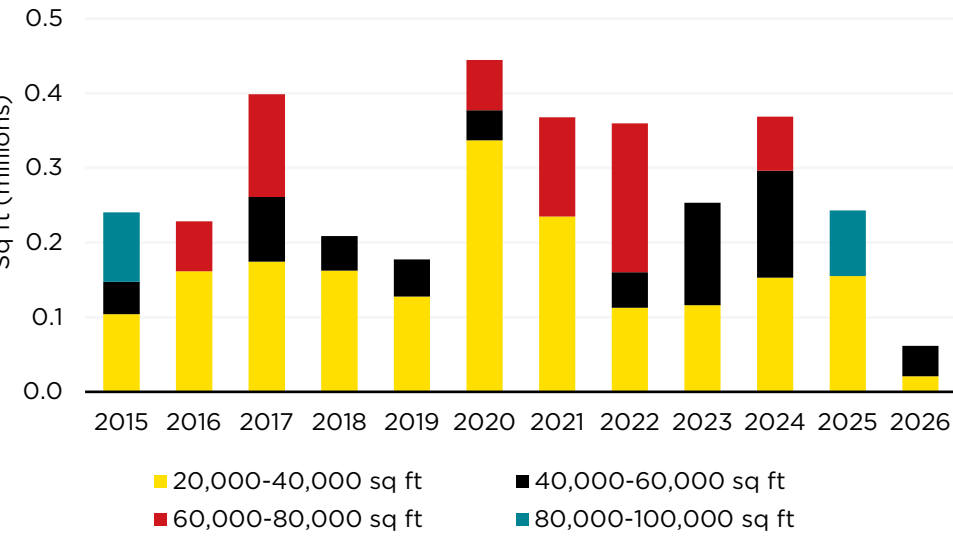
Decreased by
71% Y-O-Y

💡

Pipeline

92,000 sq ft
under
construction

2026 YTD take-up totalled 62,000 sq ft



Source: Savills Research



Jonathon Webster
Associate Director
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“While take-up has remained subdued in 2026, the Central Scotland mid-box market continues to be constrained by a lack of quality supply, particularly for larger units where there is currently no availability above 60,000 sq ft. With the development pipeline focused entirely on smaller units, this imbalance should continue to support prime rental levels”

Supply

The current availability stands at 350,000 sq ft across 10 units. This has increased by 12% quarter-on-quarter but is down by 18% year-on-year. The majority of available space is for units between 20,000 – 40,000 sq ft.

By size band for units between 20,000 – 40,000 sq ft, available supply totals 294,000 sq ft, followed by units between 40,000 – 60,000 sq ft at 56,000 sq ft and no available space between 60,000 – 100,000 sq ft.

Speculative Pipeline

There is 92,000 sq ft currently under construction across three units. All three units that are under construction sit within the 20,000 – 40,000 sq ft size band.

In 2026 YTD, there was 91,000 sq ft of speculative announcements but no speculative completions. No speculative space is expected to be completed in Q4 2026.

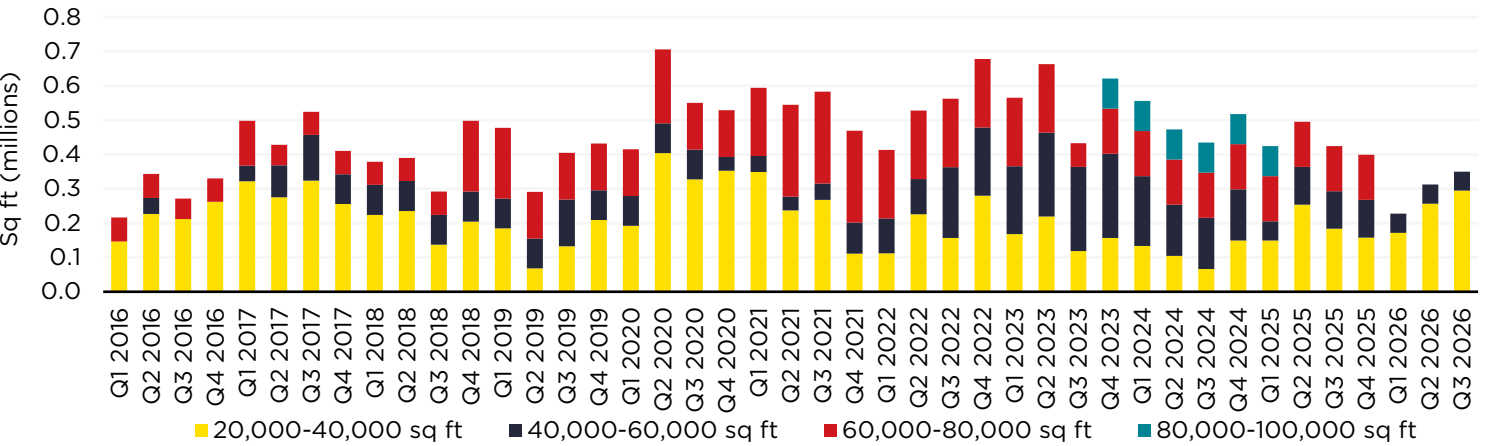
Years of Supply

Across Central Scotland, there is 1.21 years of supply based on the three-year average annual take-up. By size band, there are 2.08 years of supply in the 20,000 – 40,000 sq ft range, 0.60 years of supply in the 40,000 – 60,000 sq ft range. In the 60,000 – 80,000 sq ft range and 80,000 – 100,000 sq ft range there are no units currently available.

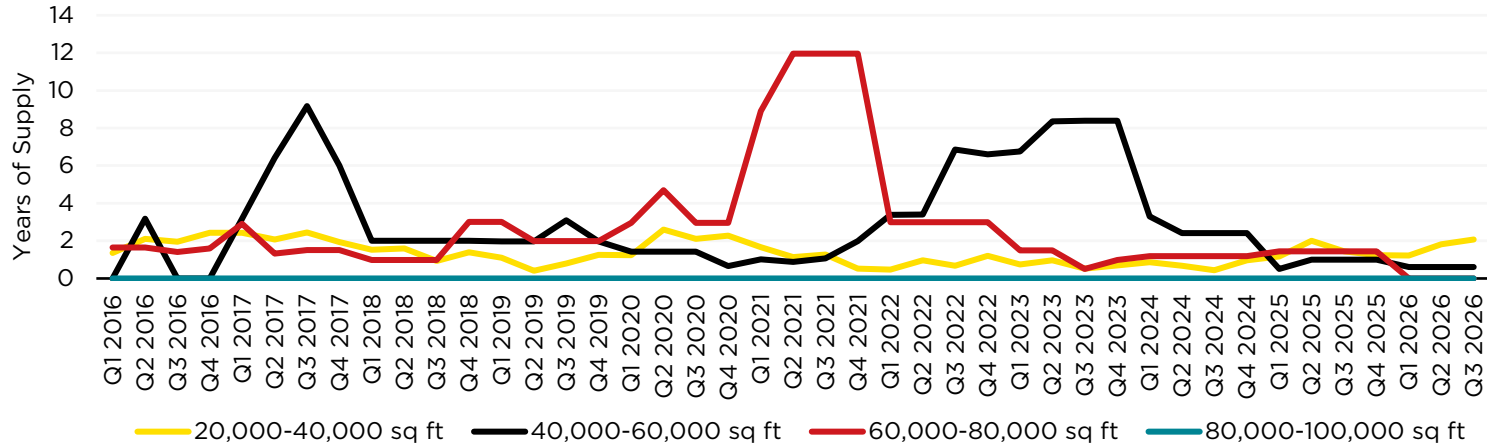
Quoting Rents

The prime quoting rent for Central Scotland has stayed stable, standing at £12.00 psf.

Supply fell by 18% year-on-year



There is 1.21 years of supply in the market



Source: Savills Research

The Savills logo, featuring the word "savills" in a lowercase, sans-serif font. The letters are white, and the 'i' has a distinctive dot. The logo is set against a solid yellow rectangular background.

Savills Research

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