

DUBLIN INDUSTRIAL MARKET

Q3 2017



OVERVIEW

2017 has been a positive period for the Dublin industrial market in several ways. Both rental and capital values are trending upwards, while in addition, a hardening of prime yields is evident. This has created an increasing appetite for industrial assets amongst investors, which has become progressively apparent in the share of investment volumes.



However, these positives have been overshadowed somewhat by a loss of momentum in transaction activity in the Dublin occupier market. Demand is continuing to outstrip supply, as occupiers face a dwindling lack of good quality and optimally located available product. This is causing take up levels to be markedly hampered. Following several years of no new completions, the current market is starved of modern units, leading to take up which lies frustratingly low, given the rising demand in the market.

183,000 sq m

TAKE UP IN THE NINE MONTHS TO SEPTEMBER REACHED 183,000 SQ M IN THE DUBLIN INDUSTRIAL MARKET.

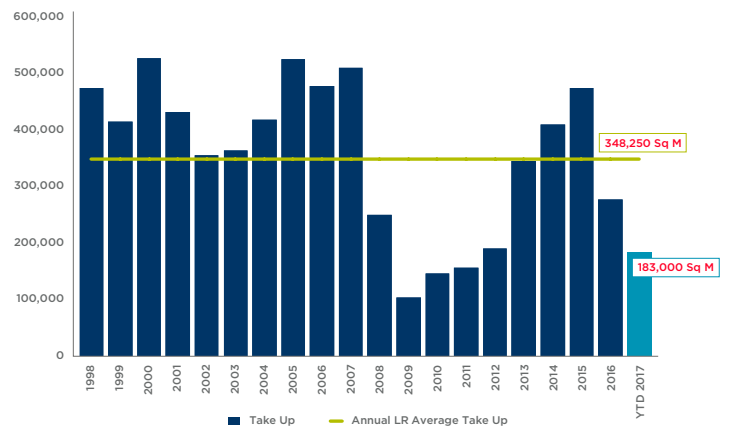


€88 per sq m

PRIME RENTS ARE FORECAST TO REACH €88 PER SQ M BY YEAR END 2017.



Dublin Industrial Take Up (Sq M)



Source: Cushman & Wakefield Research



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