CBRE

UK Logistics Q2 2026

▲ 7.13%
Vacancy Rate

▼ 5.2M
Sq ft Take-up

▼ 19.9M
Sq ft Construction

Note: Arrows indicate change from previous quarter.

Click on the locations and icons on the map to view market data

Use the navigation bar on the top right to move between sections and the map

Highlights

Investment

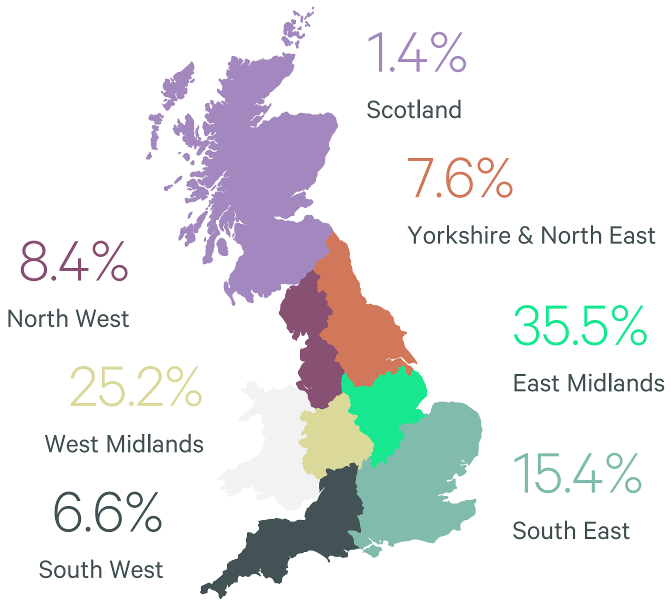
Key logistics contacts

Authors

Highlights

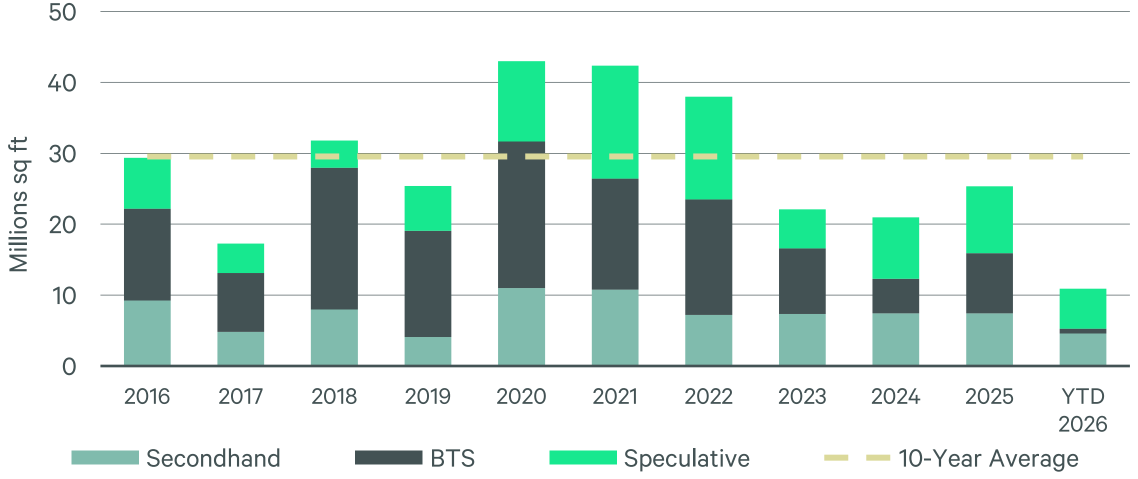
- Q2 2026 take-up in the UK totalled 5.2m sq ft, bringing the H1 take-up to 10.9m sq ft, down 16% compared to H1 2025. Rolling 12-month net absorption increased by 3% to 12.1m sq ft quarter-on-quarter, and by 53% year-on-year.
- The East Midlands region recorded the highest share of take-up for the quarter at 50.9%. On a 12-month rolling basis, the region also saw the highest share of take-up at 35.5%, followed by the West Midlands and the South East.
- At the end of Q2 2026, there was 46.7m sq ft of space available across the UK, a 5% increase quarter-on-quarter. The rise was driven by both secondhand and new completed speculative stock.

UK Logistics take-up share by region, 12 months to end Q2 2026



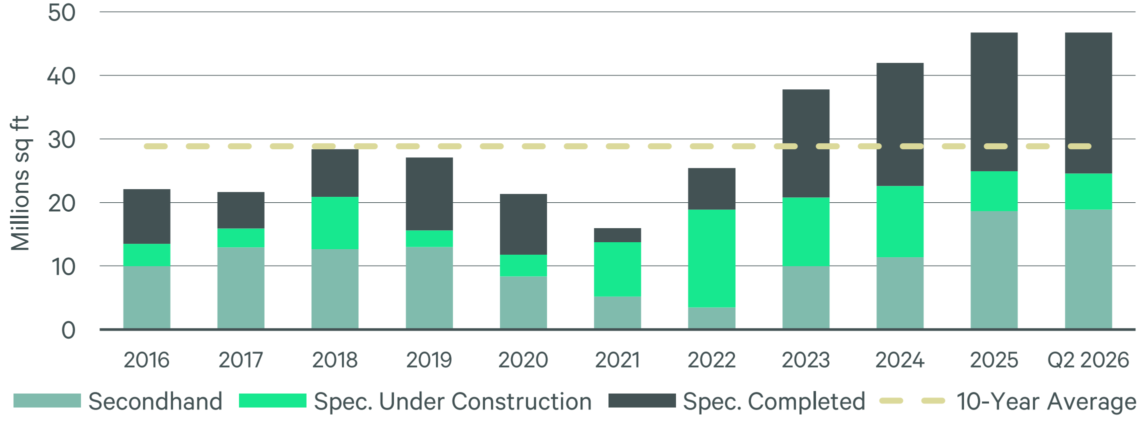
Source: CBRE

UK Logistics take-up, Q2 2026



Source: CBRE

UK Logistics availability, Q2 2026



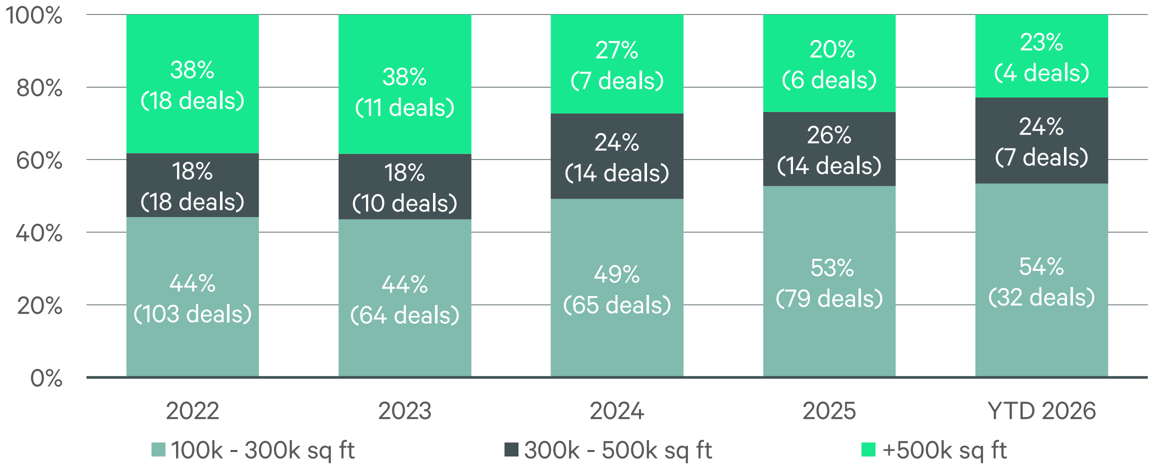
Source: CBRE

Note: CBRE UK Logistics data relates to units above 100,000 sq ft and minimum 10m eaves unless stated otherwise. Speculative units under construction count as available if planned physical completion is within the following 12 months. BTS stands for Build-to-Suit.

Highlights

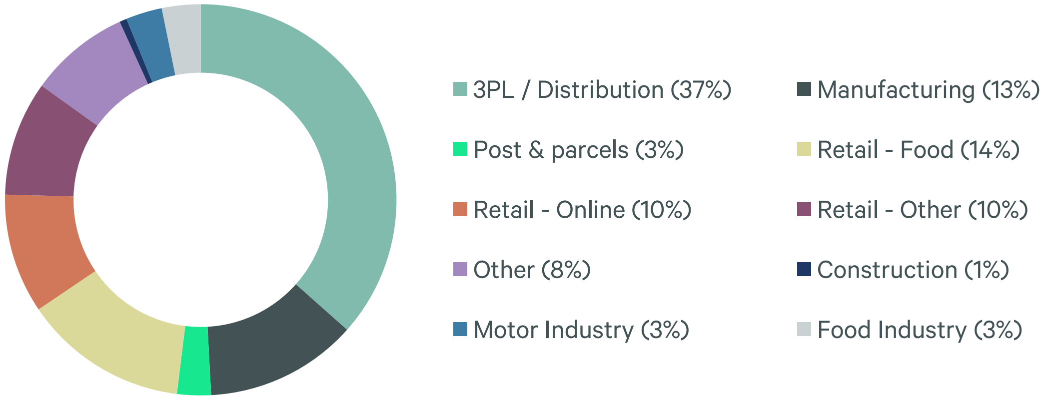
- 17 deals were completed throughout Q2 2026, bringing the H1 total to 43 deals. Additionally, 23 units totalling 9.0m sq ft were under offer at the end of the quarter, an 18% increase quarter-on-quarter.
- Throughout the quarter, units between 100-300k sq ft constituted 32% of take-up, units sized between 300k-500k sq ft took up 20%, and 48% were deals of 500k sq ft+. The average lot size year-to-date was 253k sq ft.
- The majority of Q2 2026 take-up was by 3PL/distribution occupiers (55%), followed by retail sector and manufacturing.

UK Logistics take-up (%) and number of deals by size band



Source: CBRE

UK Logistics take-up by sector, 12 months to end Q2 2026



Source: CBRE

UK Logistics selected deals, Q2 2026

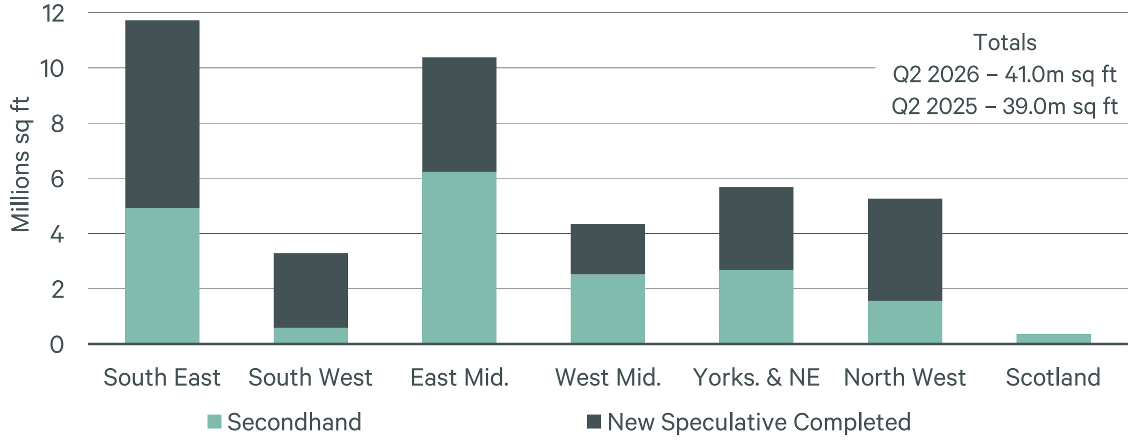
Town/Location	Size (sq ft)	Occupier
Derby	508,003	CEVA
Rugby	673,270	ID Logistics
Alsager	324,838	AO.com

Source: CBRE
Note: CBRE UK Logistics data relates to units above 100,000 sq ft and minimum 10m eaves unless stated otherwise. Speculative units under construction count as available if planned physical completion is within the following 12 months. BTS stands for Build-to-Suit.

Highlights

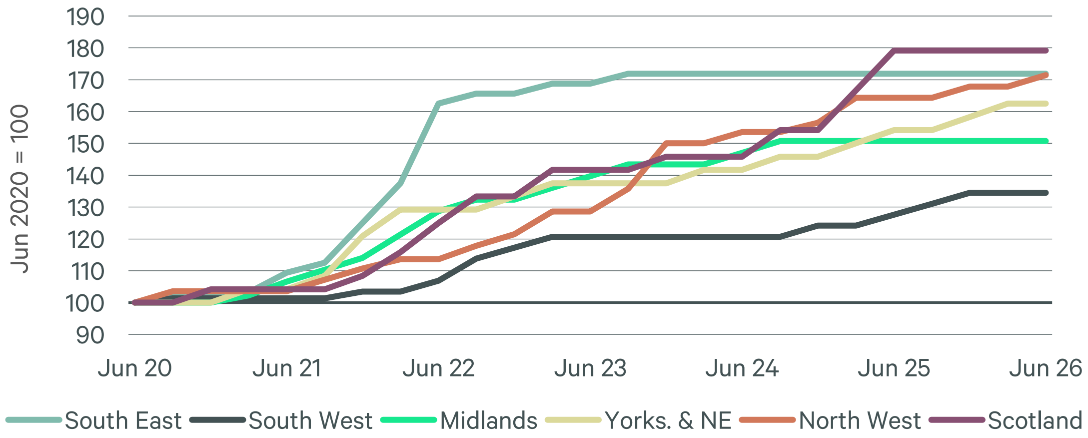
- The UK vacancy rate rose by 37bps quarter-on-quarter to 7.13% at the end of Q2 2026.
- The amount of space under construction slightly declined in Q2 to 19.9m sq ft. Of the space under construction across the UK, 13.0m sq ft was BTS space, and speculative space under construction totalled 6.8m sq ft.
- Throughout the quarter, prime rent increased by 2.1% in the North West, while all the other regions remained stable.

Ready-to-occupy supply, end Q2 2026



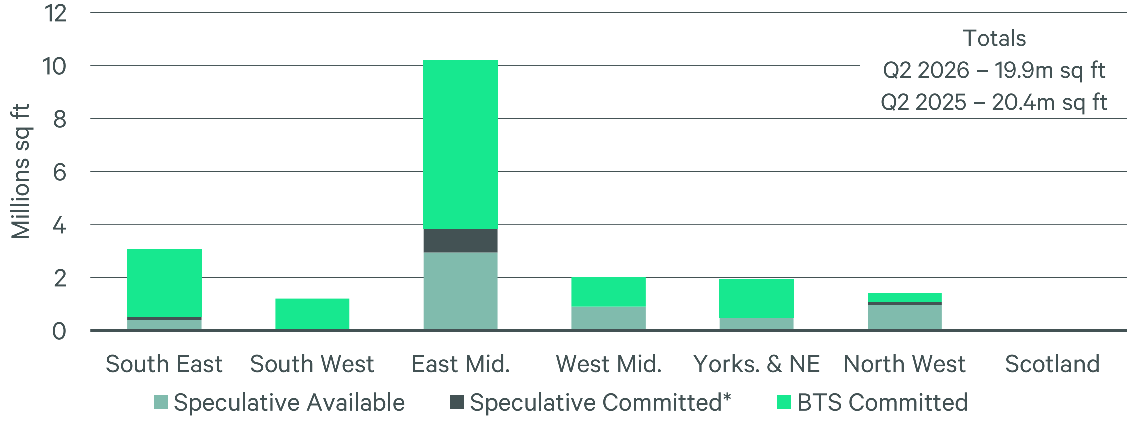
Source: CBRE

Regional prime rental growth (index)



Source: CBRE Big Box Logistics Rents

Development pipeline (under construction), end Q2 2026

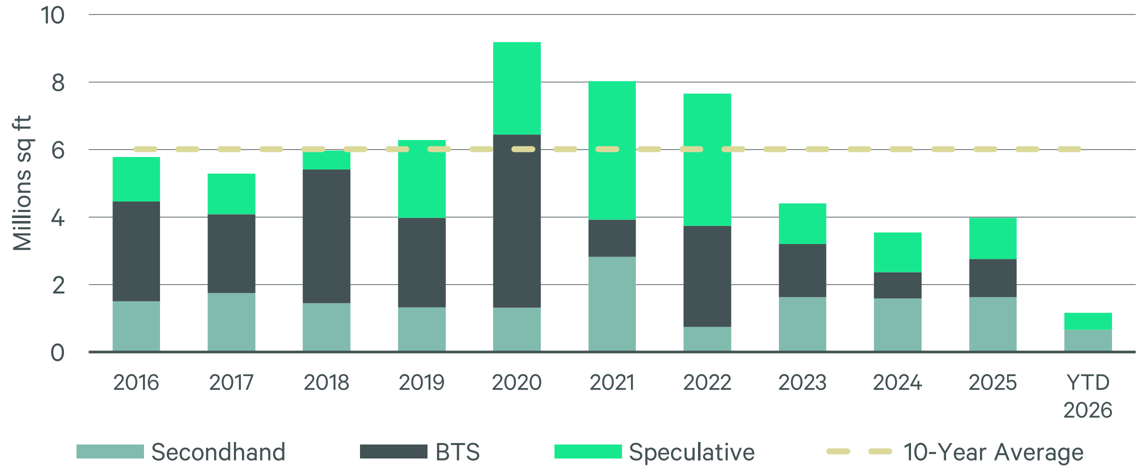


Source: CBRE
*Committed indicates either pre-let or under offer
Note: UK vacancy rate refers to the buildings that are physically built and standing, capable of being utilised by an occupier immediately.

South East

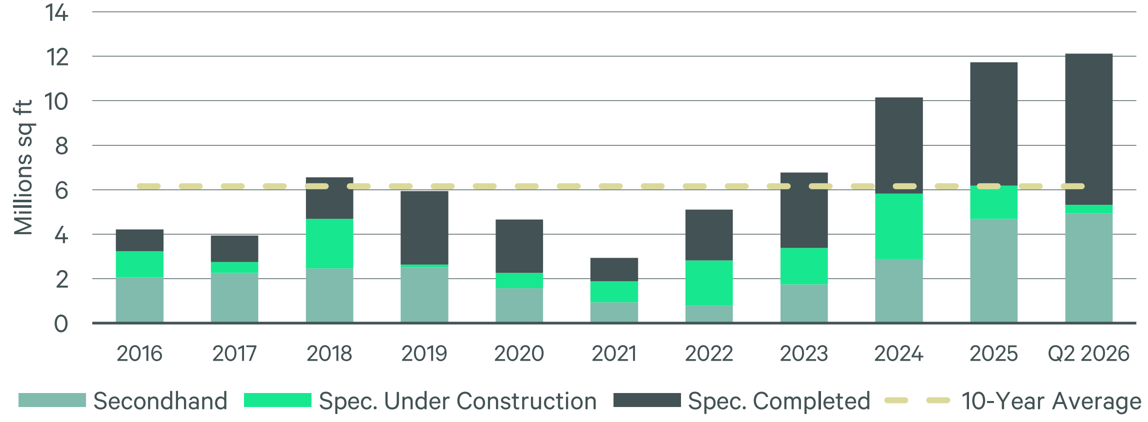
- Q2 2026 take-up in the South East totalled 332,000 sq ft, bringing the H1 take-up to 1.2m sq ft. At the end of the quarter, a further 615,000 sq ft of space was under offer in the region, a 61% increase quarter-on-quarter.
- South East availability totalled 12.1m sq ft, a 1% decrease quarter-on-quarter. While speculative space under construction availability declined by 69%, new completed speculative space availability increased by 12%. The region had the second highest vacancy rate in the UK at 9.07%, 194bps higher than the UK average.
- The South East prime big box rent remained unchanged at £27.50 psf, while the region's prime yield expanded by 25bps to 5.25%.

South East Logistics take-up, Q2 2026



Source: CBRE

South East Logistics availability, Q2 2026



Source: CBRE

Note: CBRE UK Logistics data relates to units above 100,000 sq ft and minimum 10m eaves unless stated otherwise. Speculative units under construction count as available if planned physical completion is within the following 12 months. BTS stands for Build-to-Suit.

South East
Prime Big Box Rent

M25 West Area

▶ £27.50

per sq ft pa

South East
Prime Big Box Equivalent Yield

M25 West Area

▲ 5.25%

EQY

Arrow indicates movement QoQ

South West

- After no take-up in the previous quarter, South West recorded 545,000 sq ft of speculative space take-up in Q2 2026. No units were under offer at the end of the quarter.
- Availability in the region increased by 4% quarter-on-quarter to 3.3m sq ft, with new completed speculative space availability increasing by 149%. The vacancy rate rose by 470bps quarter-on-quarter to 9.39%, the highest in the UK.
- Prime big box rent in the South West remained stable at £9.75 psf, while the region's prime yield expanded by 25bps to 5.75%.

South West
Prime Big Box Rent

Bristol sub-market

▶ £9.75

per sq ft pa

South West
Prime Big Box Equivalent Yield

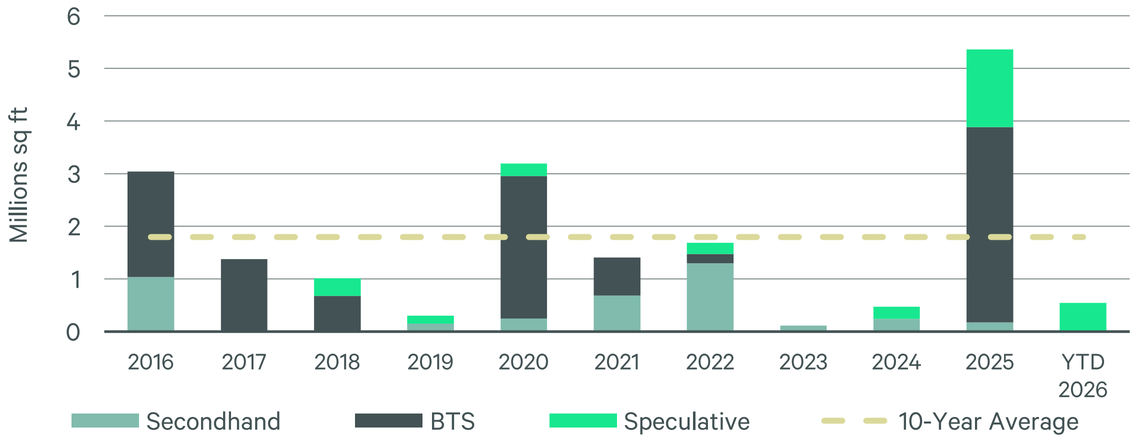
Bristol sub-market

▲ 5.75%

EQY

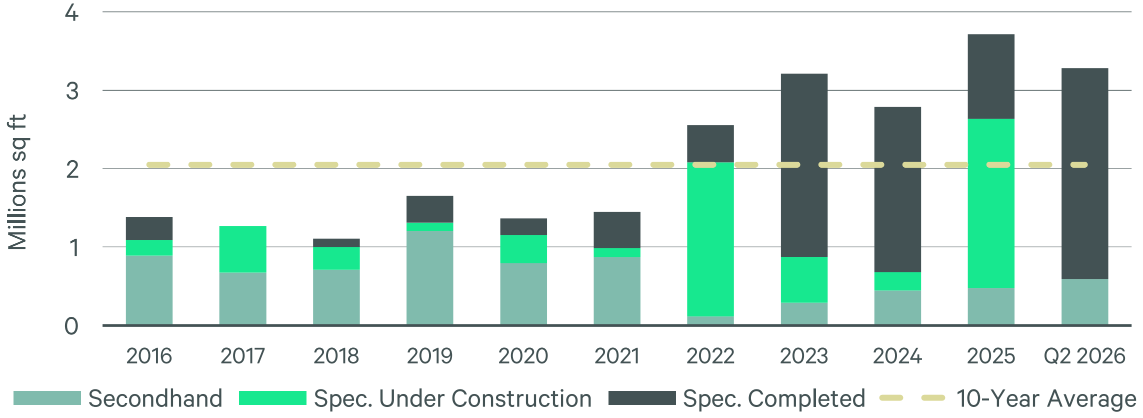
Arrow indicates movement QoQ

South West Logistics take-up, Q2 2026



Source: CBRE

South West Logistics availability, Q2 2026



Source: CBRE

Note: CBRE UK Logistics data relates to units above 100,000 sq ft and minimum 10m eaves unless stated otherwise. Speculative units under construction count as available if planned physical completion is within the following 12 months. BTS stands for Build-to-Suit.

East Midlands

- The East Midlands continued to see the greatest take-up of all regions in Q2 2026 at 2.7m sq ft, bringing the H1 take-up to 5.1m sq ft, 3.2m sq ft more than in H1 2025. The volume of space under offer also increased by 35% to 2.5m sq ft throughout the quarter.
- Quarter-on-quarter availability increased by 1% to 13.3m sq ft. The East Midlands continues to see the highest availability of any region in the UK. The region's vacancy rate fell for the second consecutive quarter by 103bps to 7.27%, largely driven by a reduction in available new completed speculative space.
- The East Midlands prime rent remained at £10.50 psf in Q2 2026, while the region's prime yield expanded by 25bps to 5.50%.

East Midlands
Prime Big Box Rent

M1-M6 junction

▶ £10.50

per sq ft pa

East Midlands
Prime Big Box Equivalent Yield

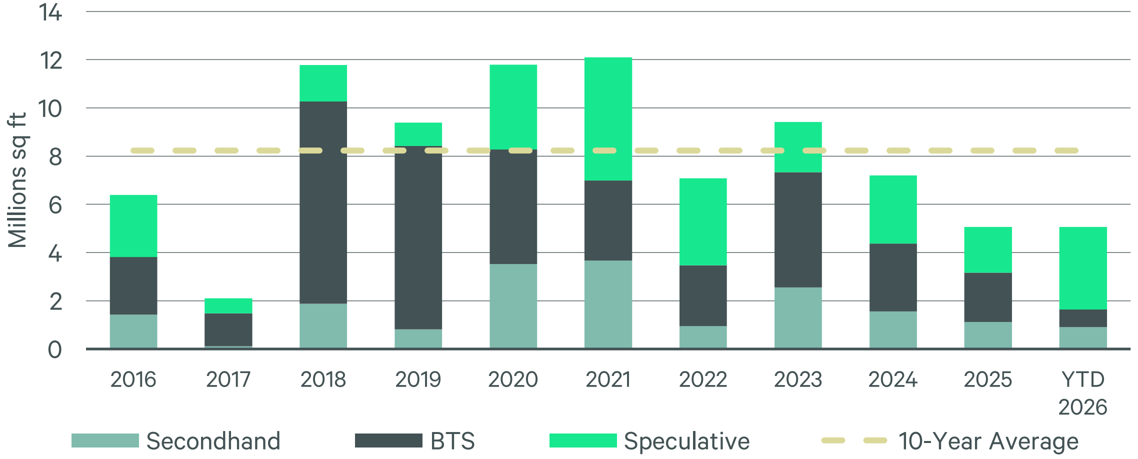
M1-M6 junction

▲ 5.50%

EQY

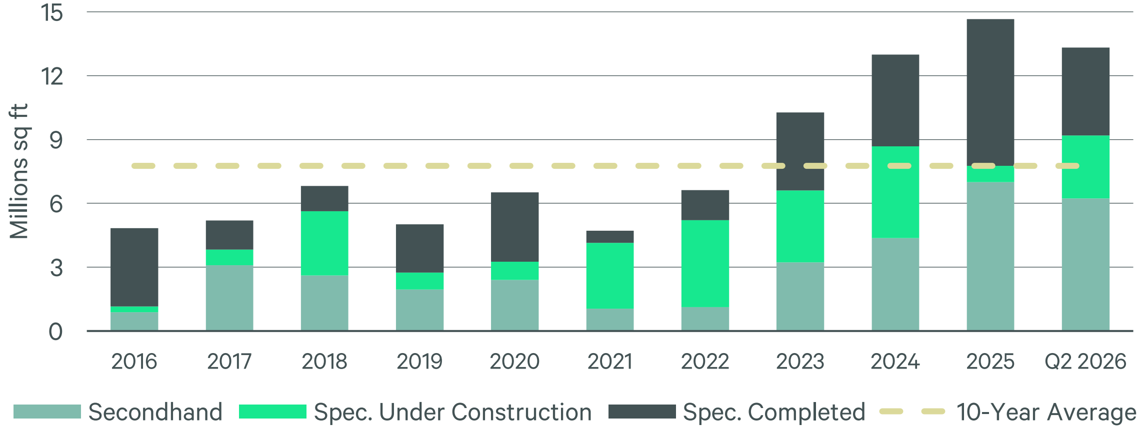
Arrow indicates movement QoQ

East Midlands Logistics take-up, Q2 2026



Source: CBRE

East Midlands Logistics availability, Q2 2026



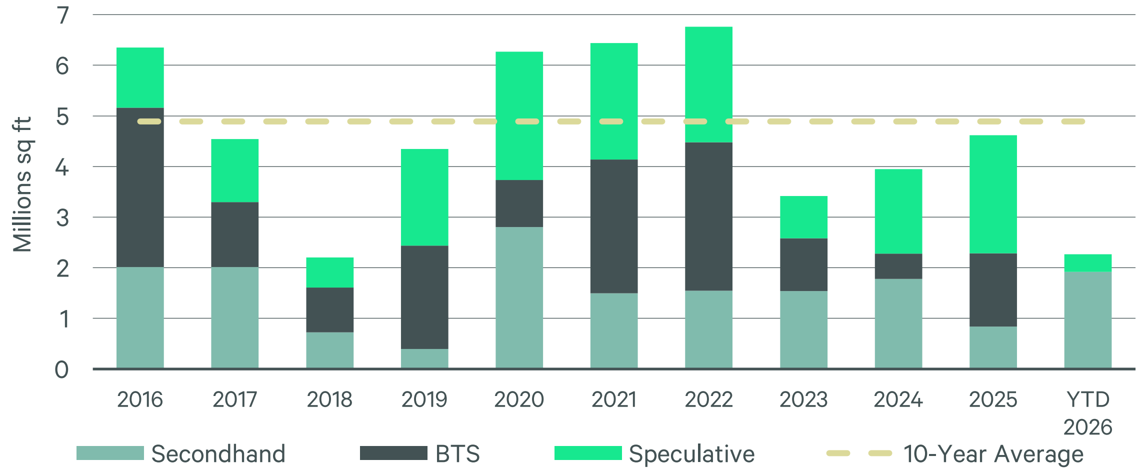
Source: CBRE

Note: CBRE UK Logistics data relates to units above 100,000 sq ft and minimum 10m eaves unless stated otherwise. Speculative units under construction count as available if planned physical completion is within the following 12 months. BTS stands for Build-to-Suit.

West Midlands

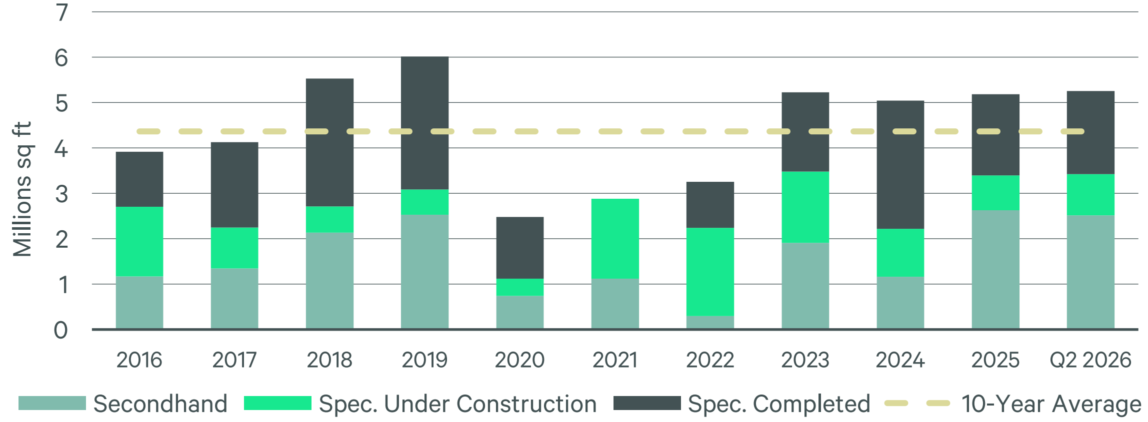
- West Midlands Q2 2026 take-up totalled 1.0m sq ft, bringing the H1 take-up to 2.3m sq ft, 1.2m sq ft more than in H1 2025. Space under offer totalled 1.4m sq ft at the end of Q2, 763,000 sq ft more than in Q1.
- Availability in the region increased by 21% quarter-on-quarter, mostly driven by secondhand available space rising by 66%. The West Midlands vacancy rate stood at 4.96%, 87bps higher than in Q1 2026.
- The West Midlands big box prime rent in Q2 2026 stood at £10.25 psf, while the region's prime yield expanded by 25bps to 5.50%.

West Midlands Logistics take-up, Q2 2026



Source: CBRE

West Midlands Logistics availability, Q2 2026



Source: CBRE

Note: CBRE UK Logistics data relates to units above 100,000 sq ft and minimum 10m eaves unless stated otherwise. Speculative units under construction count as available if planned physical completion is within the following 12 months. BTS stands for Build-to-Suit.

West Midlands Prime Big Box Rent

Birmingham

▶ £10.25

per sq ft pa

West Midlands Prime Big Box Equivalent Yield

Birmingham

▲ 5.50%

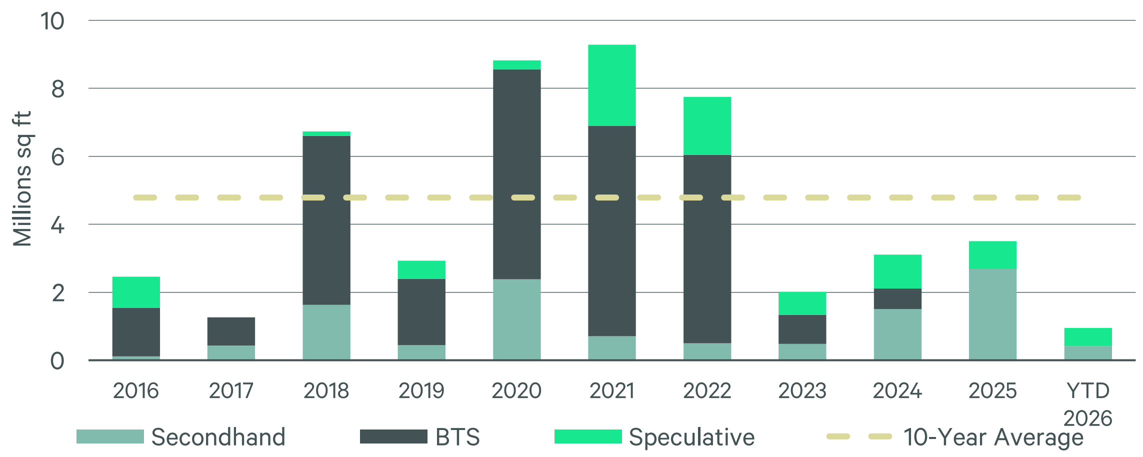
EQY

Arrow indicates movement QoQ

Yorkshire & North East

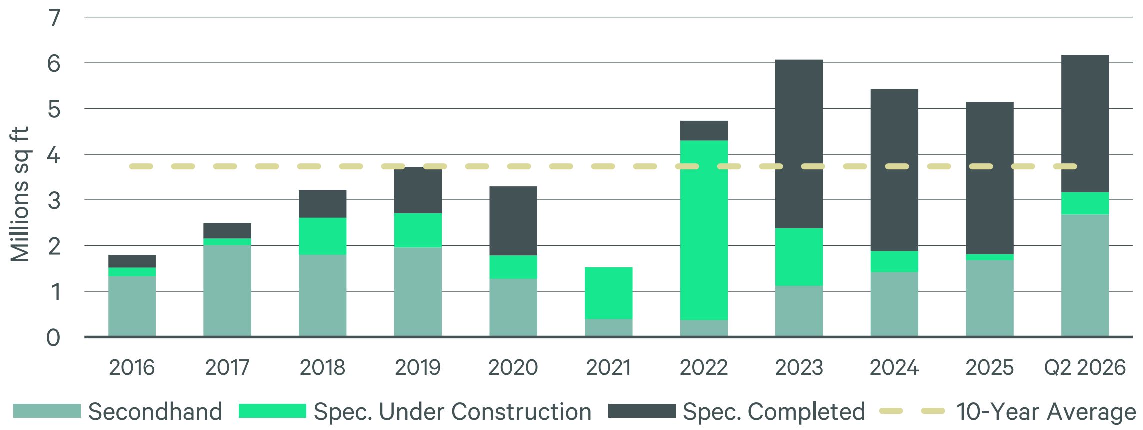
- Yorkshire and North East saw no big box deals in Q2 2026, therefore, H1 take-up totalled 955,000 sq ft, 1.7m sq ft less than in H1 2025. At the end of the quarter, 3.2m sq ft remained under offer in the region.
- Availability in the region rose by 23% throughout the quarter, now standing at 6.2m sq ft. The region's vacancy rate increased by 83bps to 5.98% and remains below the UK average.
- The Yorkshire and North East prime rent remained flat at £9.75 psf, while the region's prime yield expanded by 25bps to 5.75%.

Yorkshire & North East Logistics take-up, Q2 2026



Source: CBRE

Yorkshire & North East Logistics availability, Q2 2026



Source: CBRE

Note: CBRE UK Logistics data relates to units above 100,000 sq ft and minimum 10m eaves unless stated otherwise. Speculative units under construction count as available if planned physical completion is within the following 12 months. BTS stands for Build-to-Suit.

Yorkshire & North East Prime Big Box Rent

Wakefield sub-market

▶ £9.75

per sq ft pa

Yorkshire & North East Prime Big Box Equivalent Yield

Wakefield sub-market

▲ 5.75%

EQY

Arrow indicates movement QoQ

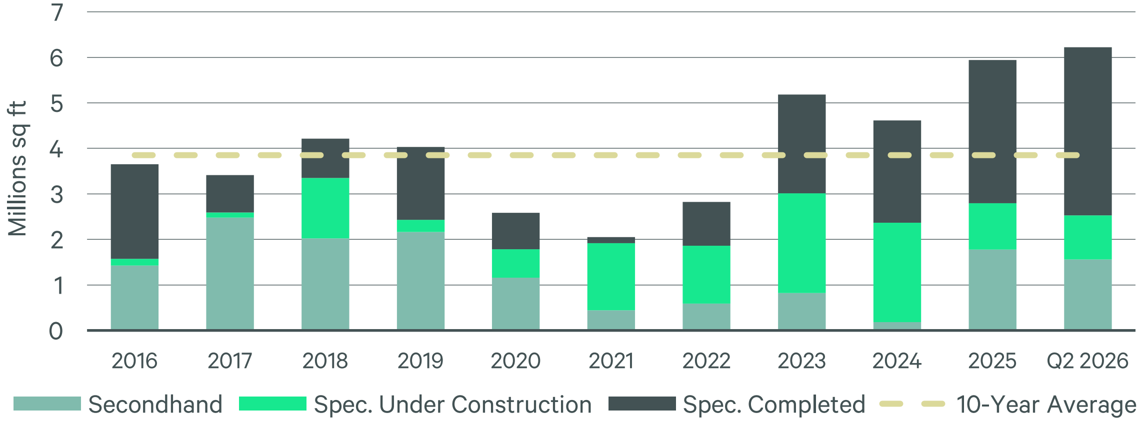
North West

- The North West saw 658,000 sq ft of take-up in Q2 2026, bringing H1 take-up to 766,000 sq ft, a 38% decrease compared to H1 2025. Space marked as under offer rose by 29% quarter-on-quarter in the region to 1.3m sq ft.
- The volume of available space fell by 1% during the quarter to 6.2m sq ft. The North West vacancy rate was 19bps above the UK average at 7.32%.
- The North West prime rent increased by 2.1% to £12.00 psf, and the region's prime yield expanded by 25bps to 5.50%.

North West Logistics take-up, Q2 2026

Source: CBRE

North West Logistics availability, Q2 2026



Source: CBRE

Note: CBRE UK Logistics data relates to units above 100,000 sq ft and minimum 10m eaves unless stated otherwise. Speculative units under construction count as available if planned physical completion is within the following 12 months. BTS stands for Build-to-Suit.

North West
Prime Big Box Rent

Warrington sub-market

▲ £12.00

per sq ft pa

North West
Prime Big Box Equivalent Yield

Warrington sub-market

▲ 5.50%

EQY

Arrow indicates movement QoQ

Scotland

- Scotland saw no take-up in Q2 2026, therefore, the H1 number totalled 130,000 sq ft. There were also no units under offer in the region at the end of the quarter.
- Availability remained stable at 350,000 sq ft and was exclusively comprised of secondhand stock. The vacancy rate also remained unchanged at 2.54%, the lowest in the UK.
- Scotland's prime rent remained flat this quarter at £10.75 psf, while the region's prime yield expanded by 25bps to 6.00%.

Scotland
Prime Big Box Rent

Glasgow sub-market

▶ £10.75

per sq ft pa

Scotland
Prime Big Box Equivalent Yield

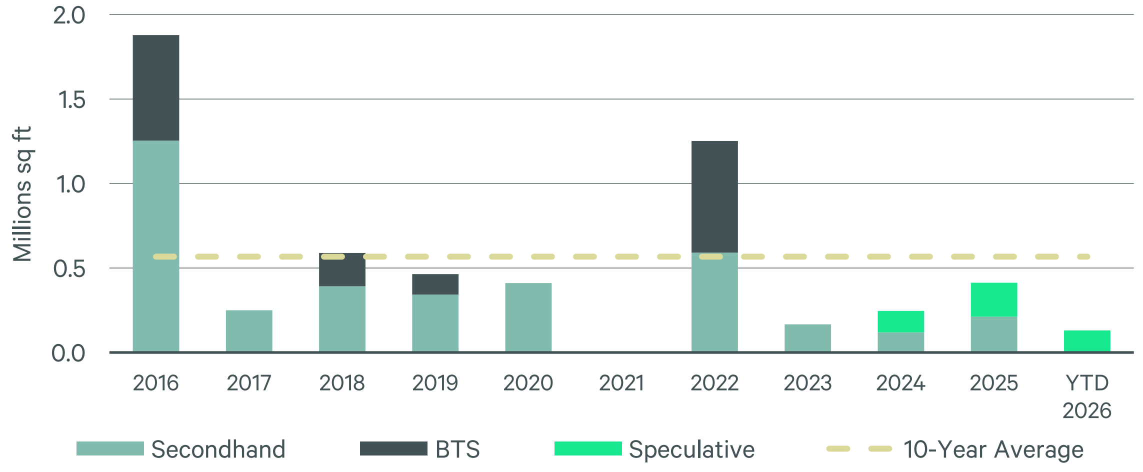
Glasgow sub-market

▲ 6.00%

EQY

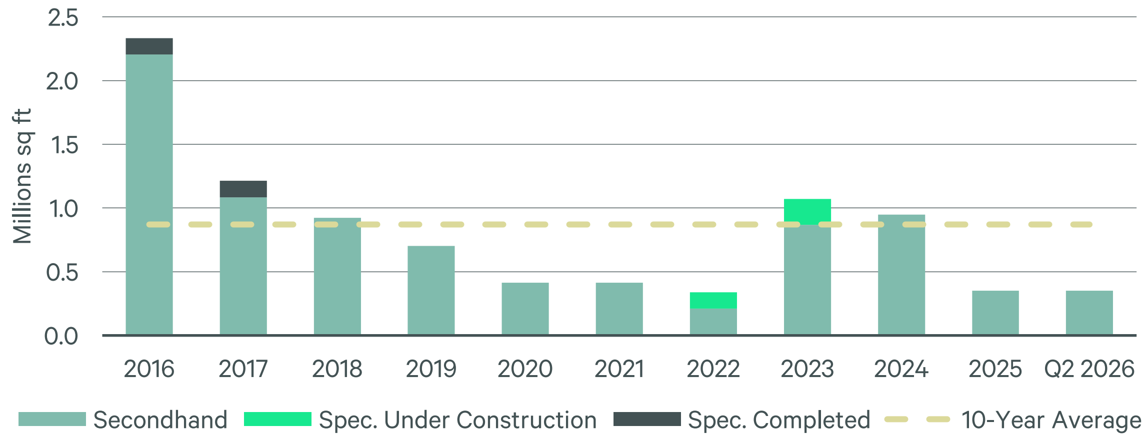
Arrow indicates movement QoQ

Scotland Logistics take-up, Q2 2026



Source: CBRE

Scotland Logistics availability, Q2 2026



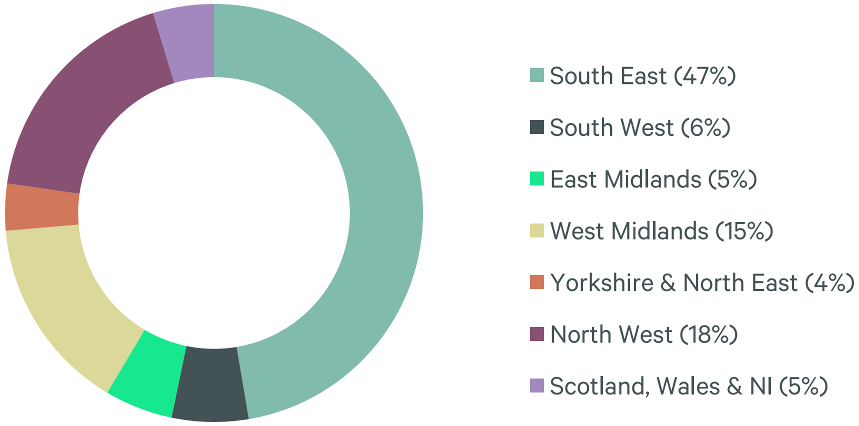
Source: CBRE

Note: CBRE UK Logistics data relates to units above 100,000 sq ft and minimum 10m eaves unless stated otherwise. Speculative units under construction count as available if planned physical completion is within the following 12 months. BTS stands for Build-to-Suit.

Investment

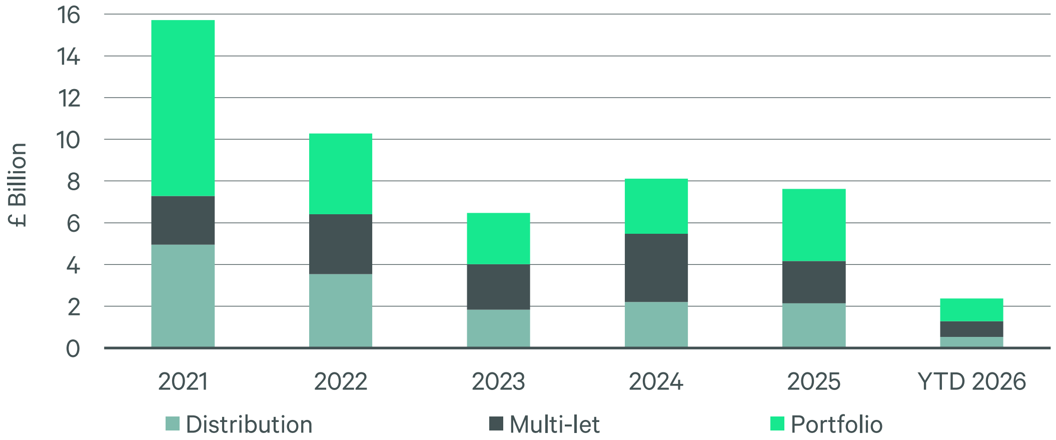
- Investment volumes (transactions over £5m) totalled £1.1bn in Q2 2026, bringing H1 total to £2.4bn, a 12% decrease compared to H1 2025. Portfolio transactions contributed the largest share of the quarter's investment volumes at 64%, followed by multi-let and distribution transactions at 19%, and 17%, respectively.
- By region, the North West captured 46% of Q2 investment volumes (excluding portfolios), followed by the South East (23%). On a 12-month rolling-basis, the South East saw the largest share of investment volumes, accounting for 47%, followed by the North West (18%), and West Midlands (15%).
- On a 12-month rolling basis, property companies constituted the largest share of investment, at 34%. Private equity accounted for 26% of transaction volumes, followed by REITs and UK institutions, at 16% and 11%, respectively.

UK Logistics investment by region (excl. portfolios), 12 months to end Q2 2026



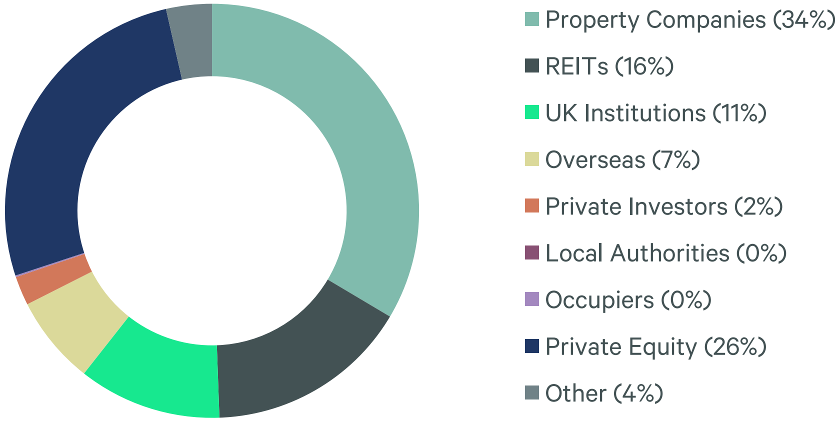
Source: CBRE

UK Logistics investment volumes



Source: CBRE

UK Logistics investment by purchaser type, 12 months to end Q2 2026



Source: CBRE
Note: Investment data in this report relates to transactions greater than £5m.

Investment

UK Logistics relevant investment deals, Q2 2026

	Purchase price	NIY	Area (sq ft)	Purchaser
Cathedral Hill Industrial Estate, Guildford	£39,000,000	4.25%	94,066	Schroders
Springbox Portfolio	£200,000,000	5.45%	997,982	ICG
Tiger Global Logistics - Purfleet	£17,670,000	6.15%	87,320	Hines

Source: CBRE

UK prime equivalent investment yields, June 2026

Prime Distribution – Excluding M25

5.50%

Prime Offices – London Core West End

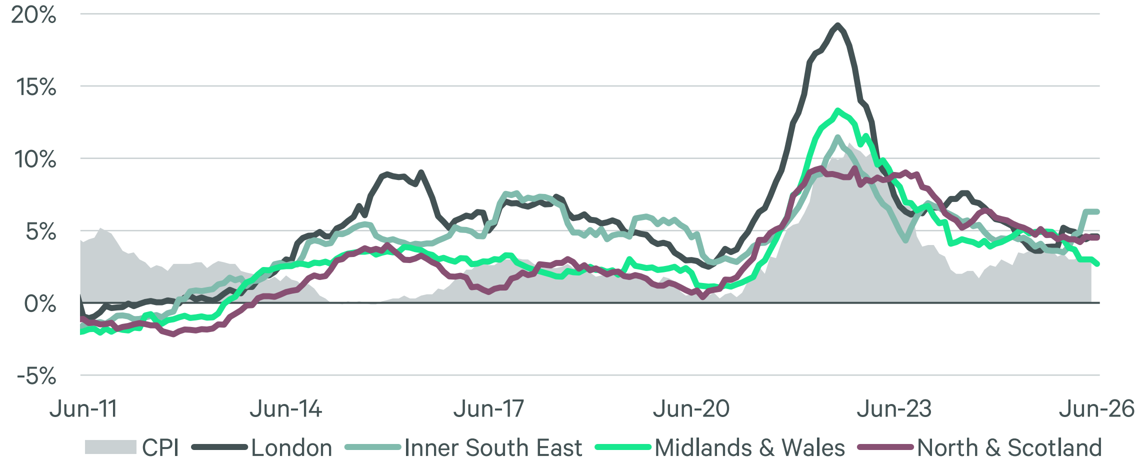
4.00%

Prime Retail – High Street Shops

6.25%

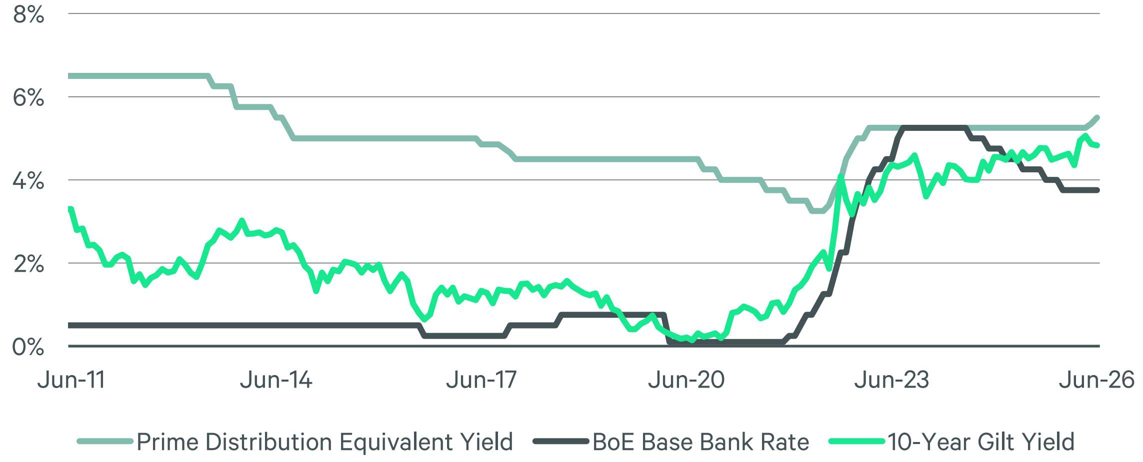
Source: CBRE

UK industrial rental growth and inflation



Source: ONS, MSCI

Distribution vs Government bond yields



Source: CBRE, Bank of England, Macrobond

Logistics Contacts

Head of I&L Agency

Paul Farrow

Executive Director, Head of UK I&L Agency
paul.farrow@cbre.com

Leasing Services

Alex Schofield

Senior Director, Head of Landlord Leasing, London & South East I&L A&T
alex.schofield@cbre.com

Nick Tutton

Senior Director, South Central I&L A&T
nick.tutton@cbre.com

Phil Cranstone

Director, South West I&L A&T
philip.cranstone@cbre.com

Peter Monks

Senior Director, Midlands I&L A&T
peter.monks@cbre.com

Mike Baugh

Executive Director, Yorkshire I&L A&T
mike.baugh@cbre.com

Dave Cato

Director, North East I&L A&T
dave.cato@cbre.com

Paul Cook

Senior Director, North West I&L A&T
paul.j.cook@cbre.com

Bryce Stewart

Senior Director, Scotland I&L A&T
bryce.stewart@cbre.com

Leasing | Occupier Services

Jonathan Priestley

Executive Director, Head of UK I&L Occupier Services
jonathan.priestley@cbre.com

Simon Milner

Executive Director, UK I&L Occupier Services
simon.milner@cbre.com

Lease Consultancy

Liam Small

Director, UK I&L Lease Consultancy
liam.small@cbre.com

Leasing | Development Funding

Development Consultancy

Adam McMillan

Senior Director, UK I&L Development Consultancy
adam.mcmillan@cbre.com

Capital Markets

Simon Blake

Chairman of European I&L
simon.blake@cbre.com

Jack Farmer

Executive Director, Head of UK I&L Capital Markets
jack.farmer@cbre.com

Mike Pochin

Director, North West I&L Investment
mike.pochin@cbre.com

Tom Nock

Associate Director, Midlands I&L Investment
tom.nock@cbre.com

Richard Howell

Senior Director, South West Investment
richard.howell1@cbre.com

Martyn Brown

Director, Scotland I&L Investment
martyn.brown@cbre.com

Henry King

Director, Yorkshire & NE I&L Investment
henry.king@cbre.com

Valuation Services

Ben Thomas

Senior Director, UK I&L Valuations
ben.thomas@cbre.com

Building Consultancy

Duncan Robertson

Senior Director, Head of UK I&L Building Consultancy
duncan.robertson@cbre.com

Business Development

Mike Young

Senior Director, Head of UK I&L Business Development
mike.young@cbre.com

Authors

Tasos Vezyridis

Executive Director
Head of Research, UK&I and Continental Europe
tasos.vezyridis@cbre.com

Miranda Botcherby

Director
Head of UK I&L and Retail Research
miranda.botcherby@cbre.com

Anna Morandi

Research Analyst
UK I&L and Retail Research
anna.morandi@cbre.com