

Commercial Space – ‘Spec’ Build Availability Review
Coventry & Warwickshire Area
March 2024 (updated April)

A brief study was conducted on the availability of speculatively developed commercial industrial units in the city of Coventry and the county of Warwickshire, and published in Warwickshire Means Business in the March issue. This was carried out using local market knowledge and some desk-based research to support this. This data set, and a revised updated data set are included in this document. It is not meant to be exhaustive, but seeks to capture most of the spec built space available locally.

Warwickshire includes the boroughs of North Warwickshire, Nuneaton & Bedworth and Rugby, and the districts of Warwick and Stratford-on-Avon.

Invest Warwickshire recognised that post pandemic, a significant amount of ‘spec’ units, particularly of industrial units, had come forward and that it would be useful to better understand the quantum and location of that space.

A ‘spec’ unit or speculatively developed commercial property is one built in whole or part before an occupier is agreed. These will usually come forward because developers are confident that the demand in the market is there.

We consider ‘big-box’ space to be industrial units over 100,000sqft, serving generally larger businesses, and small (30,000sqft or less) and mid-box (30-100,000sqft) to be favoured by SME small medium enterprises.

For larger schemes for units over 100,000sqft, the development of these tend towards a predominance of occupier led development, certainly to get schemes ‘out of the ground’; mid-box and smaller schemes will often be speculatively developed, but with evidence of strong demand.

There is also a second-hand market which consists of a mix of newer, grade A space and older, less prime, secondary space. This study does not consider that current availability in the local market.

The current supply of spec space can be considered in the context of recent record years for the delivery of commercial space in the sub-region, as recognised by the property press including CoStar, and particularly of larger, ‘big-box’ units ideal for logistics and e-commerce, and larger manufacturing requirements. Much of the current spec space either under construction or recently completed was conceived and funded before the spike in borrowing costs last year as interest rates climbed rapidly, but after the rise in costs of construction materials following the pandemic.

A wider study could also look at the pipeline of spec-built space, for those schemes planned but yet to start construction. It might also be worth looking at spec sites and space near the county and city line, as these are certainly relevant to understanding the local supply situation. Locations like Tamworth, Hinckley, Minworth, Solihull, Redditch, Daventry and Banbury might be worth looking at, for example.

The data set quoted in Warwickshire Means Business published in the March issue is included in the appendix of this document. An updated and revised data set from April is presented and discussed below.

April 2024 Update

This update use a revision of the data that informed the article in the March issue of Warwickshire Means Business.

It includes some sites missing from the original data and updates on recent occupations.

Across Coventry and Warwickshire there are 49 industrial units that have been speculatively built or are just about to be completed, representing 3,280,903sqft of available space, while a further 2,980,069sqft over 34 buildings over the same schemes have already been let. Seven of these were pre-lets, over three sites representing 2,395,942sqft, and the remaining 884,961sqft was spec built.

These figures do not include older, used buildings that are coming back on to the market.

The new stock currently available is split 377,977sqft over 37 units for SMEs (units less than 100,000sqft) and 2,902,906sqft over 12 buildings for larger requirements over 100,000sqft.

	Town	Vacant	sqft	Occupied	
		No	Total	No	Total
Holbrook Park P1&2	Coventry	20	184,607	11	70,354
Exhall Gate	Bedworth	7	37,490	3	16,631
Apollo Ansty	Ansty	4	857,139	2	244,353
Redditch Gateway	Studley/ Redditch	2	446,536	1	534,000*
Precision Park	Leamington Spa	2	67,700	0	0
Spa Park	Leamington Spa	1	30,000	4	152,000
Sucham Park	Southam	6	22,200	3	20,000
Segro Park Coventry Gateway	Baginton/Coventry	2	360,000	0	898,050*
Tritax Symmetry Rugby	Rugby	3	899,231	4	963,892*
MIRA Technology Park	Nuneaton	1	36,000	1	36,000
Cadle Pool Farm	Stratford-upon-Avon	0	0	4	25,758
Tournament Fields 19	Warwick	0	0	1	19,031
Hinckley Park	Hinckley	1	340,000	0	0**
		49	3,280,903	34	2980069

	SME Space (<100,000sqft)			
		To let		Let
Holbrook Park P2	20	184,607	11	70,354
Exhall Gate	7	37,490	3	16,631
Precision Park	2	67,700	0	0
Spa Park	1	30,000	4	152,000
Sucham Park	6	22,200	3	20,000
MIRA Technology Park	1	36,000	1	36,000
Cadle Pool Farm	0	0	4	25,758
Tournament Fields	0	0	1	19,031
	37	377,997	27	339774

	Larger Units (<100,000sqft)			
		To let		Let
Apollo Ansty	4	857139	2	244,353
Redditch Gateway	2	446536	1	534,000*
SEGRO Park Coventry Gateway	2	360000	2	898,050*
Tritax Symmetry Rugby	3	899231	4	963,892*
Hinckley Park	1	340000		0**
	12	2902906	5	2,640,295

*Pre-let space, not spec build.

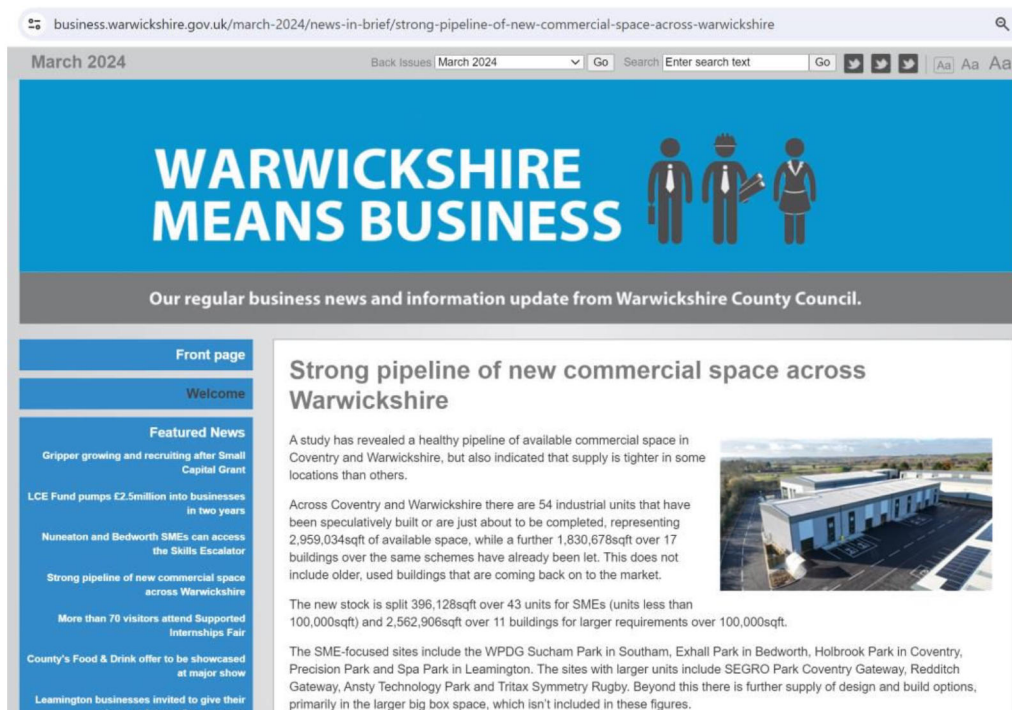
**not included in the data as built some time ago.

Other sites not included above with spec-built space

Name	Town	No	Size sqft	Note
Arrow Business Centre	Alcester	2 or 10	40000	Exact Split not known
Space Park	Leamington	61	35000	Smaller units likely to skew overall data

APPENDICES

Screen grab of the article in Warwickshire Means Business in the March 2024 issue.



business.warwickshire.gov.uk/march-2024/news-in-brief/strong-pipeline-of-new-commercial-space-across-warwickshire

March 2024

Back Issues March 2024

Search Enter search text

WARWICKSHIRE MEANS BUSINESS

Our regular business news and information update from Warwickshire County Council.

Front page

Welcome

Featured News

- Gripper growing and recruiting after Small Capital Grant
- LCE Fund pumps £2.5million into businesses in two years
- Nuneaton and Bedworth SMEs can access the Skills Escalator
- Strong pipeline of new commercial space across Warwickshire
- More than 70 visitors attend Supported Internships Fair
- County's Food & Drink offer to be showcased at major show
- Leamington businesses invited to give their views on future of town centre

Strong pipeline of new commercial space across Warwickshire

A study has revealed a healthy pipeline of available commercial space in Coventry and Warwickshire, but also indicated that supply is tighter in some locations than others.

Across Coventry and Warwickshire there are 54 industrial units that have been speculatively built or are just about to be completed, representing 2,959,034sqft of available space, while a further 1,830,678sqft over 17 buildings over the same schemes have already been let. This does not include older, used buildings that are coming back on to the market.

The new stock is split 396,128sqft over 43 units for SMEs (units less than 100,000sqft) and 2,562,906sqft over 11 buildings for larger requirements over 100,000sqft.

The SME-focused sites include the WPDG Sucham Park in Southam, Exhall Park in Bedworth, Holbrook Park in Coventry, Precision Park and Spa Park in Leamington. The sites with larger units include SEGRO Park Coventry Gateway, Redditch Gateway, Ansty Technology Park and Tritax Symmetry Rugby. Beyond this there is further supply of design and build options, primarily in the larger big box space, which isn't included in these figures.

<https://business.warwickshire.gov.uk/march-2024/news-in-brief/strong-pipeline-of-new-commercial-space-across-warwickshire>

Invest Warwickshire Mar '24; revised Apr '24.

Commentary:

Across Coventry and Warwickshire there are 54 industrial units that have been speculatively built or are just about to be completed, representing 2,959,034sqft of available space, while a further 1,830,678sqft over 17 buildings over the same schemes have already been let. This does not include older, used buildings that are coming back on to the market.

The new stock is split 396,128sqft over 43 units for SMEs (units less than 100,000sqft) and 2,562,906sqft over 11 buildings for larger requirements over 100,000sqft.

Overall Space					
		Vacant	sqft	Occupied	sqft
Scheme	Town	No of units	Total	No	Total
Holbrook Park P2	Coventry	14	149,502	0	0
Holbrook Park P1	Coventry	13	89,791	4	16,018
Exhall Gate	Bedworth	7	36,935	3	16,307
Apollo Ansty	Ansty	4	857,139	2	244,353
Redditch Gateway*	Studley/ Redditch	2	446,536	1	534,000
Precision Park	Leamington Spa	2	67,700	0	0
Spa Park**	Leamington Spa	1	30,000	0	0
Sucham Park	Southam	6	22,200	3	20,000
Segro Park Coventry Gateway***	Baginton/ Coventry	2	360,000	0	0
Tritax Symmetry Park Rugby*	Rugby	3	899,231	4	1,000,000
		54	2,959,034	17	1,830,678

*Includes a mix of pre-let and spec built space (pre-let space included in the figures above)

**Phase 1 remaining spec space included in these figures, but not the pre-let and spec occupied space

***Includes a mix of pre-let and spec built space (pre-let space not included in the figures above)

SME Space (<100,000sqft)				
	To let		Let	
Scheme	No	Total Space	Let	Space
Holbrook Park P2	14	149,502	0	0
Holbrook Park P1	13	89,791	4	16,018
Exhall Gate	7	36,935	3	16,307
Precision Park	2	67,700	0	0
Spa Park	1	30,000	0	0
Sucham Park	6	22,200	3	20,000
	43	396,128	10	52,325

Larger Units (<100,000sqft)				
		To let		Let
Scheme	Units	Total Space	Let	Space
Apollo	4	857,139	2	244,353
Redditch Gateway	2	446,536	1	534,000
SEGRO Park Coventry Gateway	2	360,000	0	0
Tritax Symmetry Rugby	3	899,231	4	1,000,000
	11	2,562,906	3	1,778,353

Notes:

Review of space conducted in Feb/ Mar 2024.

The focus is on sites in the county of Warwickshire and the city of Coventry, but excludes local areas like Tamworth west of Centurion Park, Hinckley, Sutton Coldfield, Redditch or Daventry.

Other sites not included with the data above with spec-built space include:

Name		No	Size	Note
Cadle Pool Farm	Stratford-upon-Avon	1 or 10	25,758	Split not known
Arrow Business Centre	Alcester	2 or 10	40,000	Split not known
MIRA Technology Park	Nr. Nuneaton	2	76,000	Construction begun
Hinckley Park	Hinckley	1	340,000	Outside CW
Space Park	Warwick/ Leamington	61	35,000	Small units

Compiled by Ian Flynn.

Data is accurate based on our understanding and in many cases relies on data available online that may or may not be entirely up to date at the time of research.

Invest in Warwickshire

ianflynn@warwickshire.gov.uk

Invest in Warwickshire is the Inward Investment Service of Warwickshire County Council, and works with the City of Coventry to promote the city and county area for inward investment through Invest Coventry & Warwickshire.

<https://www.investcw.co.uk/>