Industrial

Leeds	08		09	Q1 10
Take-up (sq ft)	1,000,220	▼	900,000	133,620
Supply (sq ft)	3,257,000	▲	4,123,600	4,232,700
Prime rents (£ sq ft)				
Small sheds	5.75	▼	5.50	5.50
Large sheds	5.00	⧓	5.00	5.00

Bradford	2008		09	Q1 10
Take-up (sq ft)	816,330	▼	662,650	70,890
Supply (sq ft)	1,986,600	▲	2,125,300	2,135,600
Prime rents (£ sq ft)				
Small sheds	6.00	▼	5.50	5.50
Large sheds	5.00	⧓	5.00	5.00

York	08		09	Q1 10
Take-up (sq ft)	174,820	▲	202,870	4,710
Supply (sq ft)	698,660	▲	712,560	745,700
Prime rents (£ sq ft)				
Small sheds	5.75	▼	5.50	5.50

Source: Colliers CRE

"Although we are not back to 2008 enquiry levels, we are noticing an improvement in sentiment.... Demand is apparent across all size ranges and enquiries continue to have a preference to purchase. However, limited supply is forcing leasehold deals."

Owen Holder, Knight Frank

Retail

Rents £ per sq ft*

Leeds	08		09
White Rose	330	▼	310
City centre	310	▼	260
Bradford	150	▼	100
York	210	▼	175

Source: Colliers CRE. *Based on open market opinion of zone A rents

See Retail feature, p108

Albion Street, Leeds: development opportunity, p108

Economy*

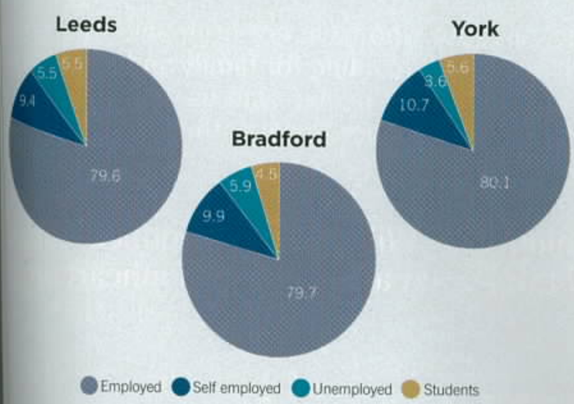
Population projections

	2009		2018		2027
Leeds	773,720	▲	869,540	▲	879,970
Bradford	834,290	▲	959,540	▼	958,130
York	211,490	▲	235,820	▲	245,880

Unemployment claimants % of population, UK average is 8%

	Q1 09		Q1 10
Leeds	3.22	▲	4.13
Bradford	3.82	▲	4.97
York	2.35	▲	3.04

Economically active population %



Source: Experian and ONS. All figures available on EGi Town reports
*Figures based on a 20-minute drive time

Leeds agents league table

New firm enters the the top 10

	Agent	Total space (sq ft)	No of deals
1 (1)	CB Richard Ellis	169,200	30
2 (4)	Knight Frank	116,490	12
3 (2)	DTZ	115,690	19
4 (8)	Carter Towler	90,380	29
5 (n/a)	WSB Property Consultants	69,070	4
6 (5)	King Sturge	62,700	20
7 (3)	Jones Lang LaSalle	52,970	10
8 (6)	BNP Paribas RE	45,310	7
9 (7)	Lambert Smith Hampton	31,800	8
10 (n/a)	Eddisons	30,000	1

Source: EGi Deals database

The table covers Leeds City Centre for the period 1 April 2009 to 31 March. Both sales and lettings are included (but not investment sales). The table refers to agents acting for the lessor/vendor, not the lessee/purchaser. Joint agency deals are related to both agents

A bold decision to branch out on their own at the height of the recession has paid dividends for three agents. Fledgling firm WSB has stormed into the top 10 in our agents' league after just one year in business (see feature, p116).

Securing one of the biggest deals of the year to Yorkshire Water helped the firm to the number five spot, with CBRE retaining its crown as number 1. Interestingly the amount of space CBRE transacted in the year to 31 March was up on last year by around 31,000 sq ft although overall in the table the number of deals and space transacted was down.

It was also a successful 12 months for Carter Towler, which climbed four places in the table to the number four slot.

But, for every gain, there are losers, and this year that seems to be Jones Lang LaSalle, which has slipped four places down the table to number seven. Other fallers include BNP Paribas RE, which dropped two places, and Lambert Smith Hampton which also dropped two.