

### Key

- Prime rent, £psf (50,000 sq ft unit)
- Rent free (months on a ten year term)
- Land values per acre (assumes 5 acre plot)

Glasgow

**£5.50 psf**  
**12-18 months**  
**£175k per acre**

Newcastle

**£4.75 psf**  
**12 months**  
**£200k per acre**



Manchester

**£5.50 psf**  
**6-9 months**  
**£300k per acre**

Leeds

**£5.25 psf**  
**9 months**  
**£275k per acre**



Sheffield

**£5.00 psf**  
**9 months**  
**£250k per acre**

Coventry

**£5.95 psf**  
**9-12 months**  
**£500k per acre**

Birmingham

**£5.95 psf**  
**9-12 months**  
**£500k per acre**

Northampton

**£6.15 psf**  
**9-12 months**  
**£500k per acre**



Cardiff

**£4.95 psf**  
**18 months**  
**£250k per acre**



Bristol

**£6.40 psf**  
**12 months**  
**£400k per acre**

Park Royal

**£14.00 psf**  
**6 months**  
**£2,000k per acre**

West Thurrock

**£8 - 8.25 psf**  
**6 months**  
**£750k per acre**



Southampton



Portsmouth

Enfield

**£9 - 9.50 psf**  
**6 months**  
**£1,000k per acre**