



Catella: London is a winner in European logistics location ranking

The new Catella Market Tracker of winning European logistics regions was launched today. The conclusion is that Catella expects Greater London in the UK, Oslo og Akershus in Norway, Île-de-France in France, Catalonia in Spain, and Hovedstaden in Denmark to offer real estate investors the greatest potential in the coming years.

The Market Tracker includes a European-based scoring model with 107 logistics regions compiled by Catella for the first time.

“The European logistics map illustrates once again that it is regions and agglomerations that make up the dynamic competition in this sector, not countries,” says Dr Thomas Beyerle, Head of Group Research at Catella.

Catella concludes that the following regions will have the greatest potential in terms of socioeconomic, property-related and infrastructural factors, which were all evaluated in the analysis. A high-scoring value clearly correlates with the prime yield in the highest-scoring regions. The lowest yields can be found in London (4.25%), with Oslo og Akershus in second place (5.75%), and Île-de-France in third. Catalonia (6.00%) and Hovedstaden (7.00%) also demonstrate an attractive risk profile. The German logistics regions of Hamburg, Duisburg/Niederrhein, Rhein-Main and Berlin/Brandenburg (Positions 6–9) are all at 5.00%, and reflect the currently high demand from investors.

“The current discussions surrounding Brexit are causing a lot of insecurity in this industrial sector. With Noord-Holland (Amsterdam), Zuid-Holland (Rotterdam), Haute-Normandie/Île-de-France and Hamburg, potential competition from continental Europe stands at the ready,” says Dr Thomas Beyerle.

The “Logistics regions in Europe – combining dynamism, competitiveness and high-quality locations” Market Tracker is available at catella.com/research.

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