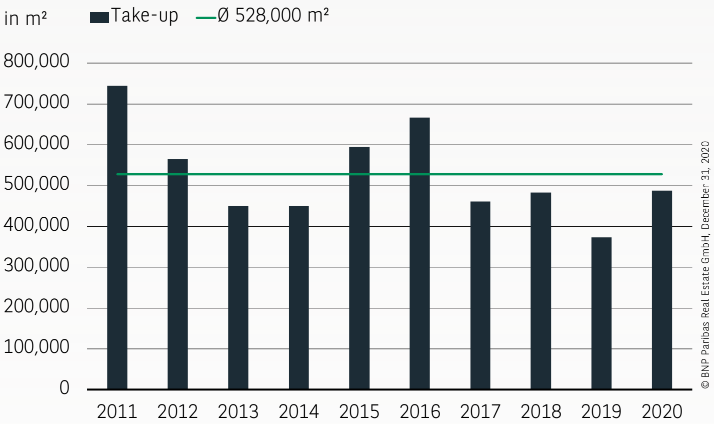
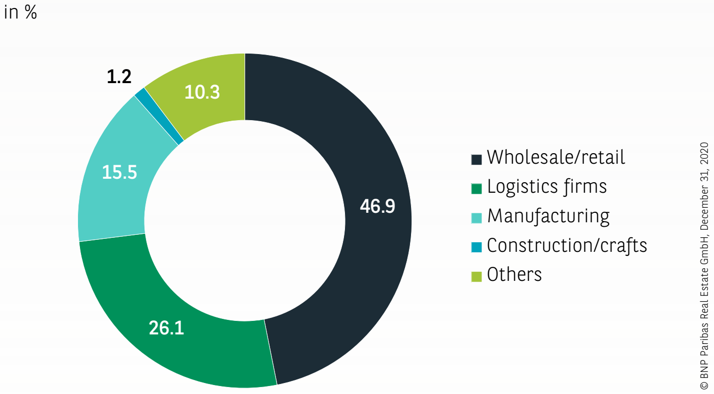
At a Glance Q4 2020

LOGISTICS MARKET HAMBURG

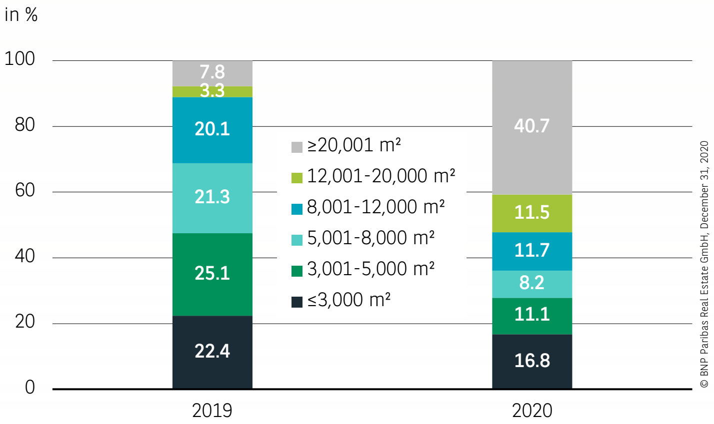
Light industrial and logistics take-up



Take-up by sector



Take-up by size category



NOTICEABLE UPTURN IN THE FOURTH QUARTER

Hamburg's storage and logistics space market achieved a take-up of 488,000 m² in 2020. This is an increase on the very weak previous year's result of almost 31 %, but still 8 % less than the ten-year average. While 2019 was mainly characterised by a lack of supply, where the high demand could not be realised accordingly, the effects of the Corona pandemic were felt in the Hanseatic City in 2020. After a very low take-up in the second quarter (38,000 m²), a number of owner-occupier construction starts contributed to a high result in the third quarter - most notably Rewe with 86,500 m² in Henstedt-Ulzburg. Demand picked up again at the end of the year, so that an overall good result was achieved.

WHOLESALE/RETAIL COMPANIES TAKE THE LEAD

The sector distribution of take-up shows an unusual picture for Hamburg. With just under 47 %, retail companies occupy the top position by a wide margin. In addition to Rewe in Henstedt-Ulzburg, the new building of the nut and dried fruit specialist Omnitrade Handelsgesellschaft in Siek, with almost 30,600 m², also made a significant contribution to this above-average result. Logistics firms, which traditionally generate high demand, came in second with a good 26 % market share and thus achieved a take-up that is significantly below their ten-year average. This result was driven by the sharp decline in port turnover of both imports and exports, especially in the second quarter, which resulted in particular from the shutdown of important economic sectors and weaker consumer demand.

LARGE DEALS DOMINATE

The distribution of take-up by size category is dominated by large deals of 20,000 m² or more, at just under 41 %. In absolute terms, this figure is the second highest result of the past ten years and almost twice as high as the average. In addition to Rewe and Omnitrade, other noticeable deals in this size segment include Airbus in Finkenwerder (30,600 m²) and the two logistics firms Mickeleit (28,400 m²) and Kropp & Co. (22.500 m²). While the 12,000 to 20,000 m² category is roughly in line with the long-term average at almost 12 %, the smaller segments remained below their average in absolute terms.

Major contracts

Quarter	Company	Location	Area (m²)
Q3	Rewe	Henstedt-Ulzburg	86,500
Q1	Airbus	Hamburg	30,600
Q4	Omnitrade Handelsgesellschaft	Siek	30,600
Q1	Spedition Mickeleit	Hamburg	28,400
Q3	Kroop & Co. Transport + Logistik	Neu Wulmstorf	22,500

Key figures logistics market Hamburg

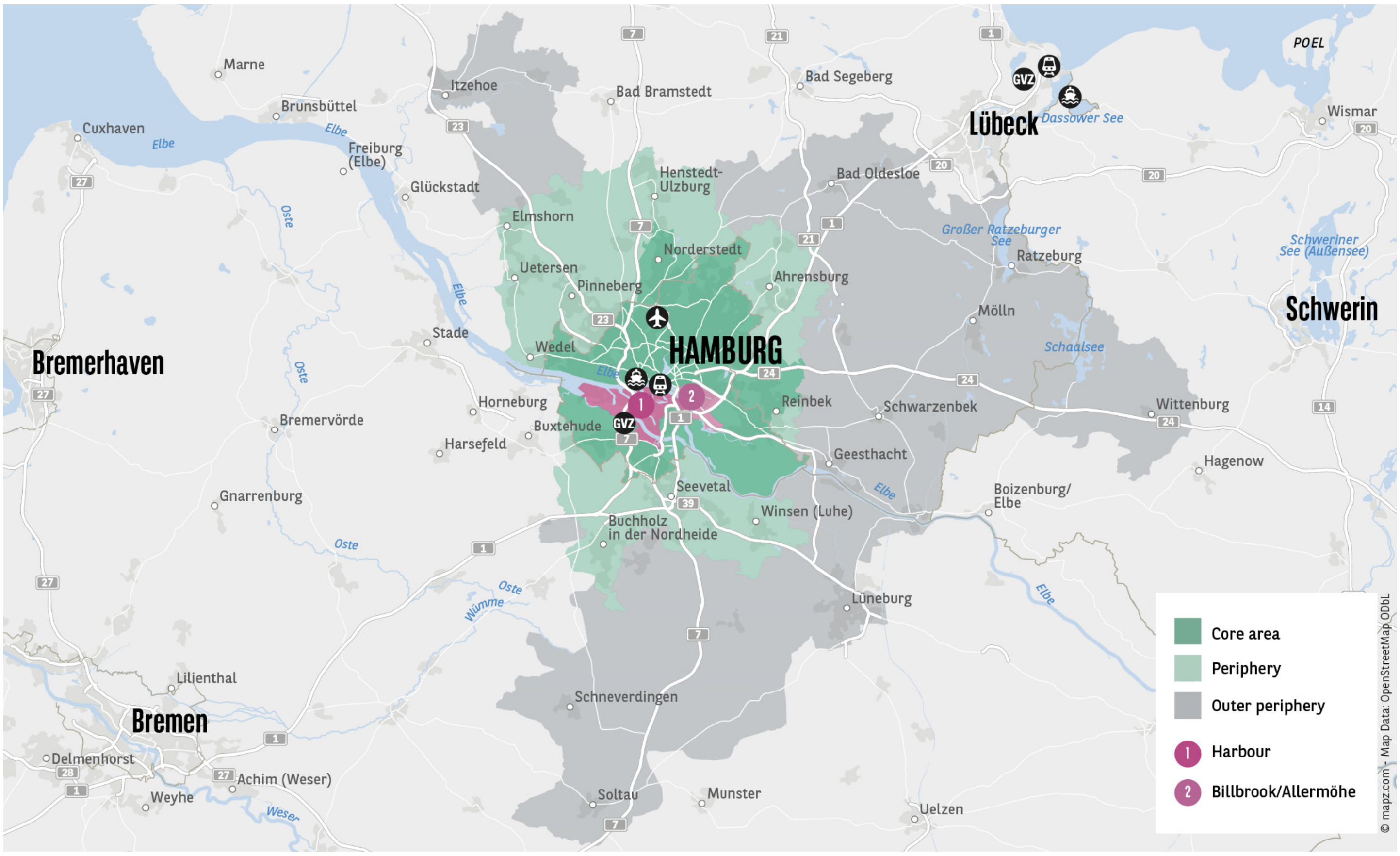
	2019	2020	Trend 2021
Prime rent	6.30 €/m²	6.30 €/m²	→
Average rent	4.95 €/m²	4.95 €/m²	→
Take-up	373,000 m²	488,000 m²	→
- Share of owner-occupiers	17.5 %	52.3 %	→
- Share of new buildings	14.5 %	50.4 %	→

SPACE AVAILABILITY IMPROVED

After take-up in recent years was often limited by a lack of supply in the market area, there is currently an increasing amount of existing and new space available in some locations. Modern space is in great demand, particularly in the harbour area. In contrast, in Billbrook and Allermöhe spaces of less than 5,000 m² are still in short supply. Here and in the older harbour areas, space potential could still be raised through densification and brownfield developments. The rent level has not changed in the course of the year. The top rent continues to be quoted at 6.30 €/m² and is achieved in central harbour locations. The average rent is at 4.95 €/m².

OUTLOOK

Hamburg's logistics market is closely intertwined with the flows of goods handled in the port, which generally results in high demand from logistics firms. In addition, the increasing demand for space from retail companies is also playing an ever greater role in the Hanseatic city. And there is also a need for restructuring and thus space on the part of manufacturing, for example in the automotive and aviation segments. Against this backdrop, it does not seem unrealistic that a take-up of a similar magnitude to that of recent years can be achieved again in 2021.



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