

Savills IM Pan-European Requirements 2022

Sector requirements with a Core / Core plus / Value Add profile:

Logistics: Lot sizes €15m-€200m

Distribution centres / cross-dock, single and multi-tenant in Germany, Nordics, France, BeNeLux, Italy, Poland, Portugal, Spain, Ireland and UK.

Grocery retail: Lot sizes €20m-€75m, up to €250m portfolios

Supermarkets, food-anchored retail parks and clusters, town centre supermarkets with other ancillary uses above.

Western European economies, dominant operators, leases 10yrs

Offices: Lot sizes €15m-€200m

CBD offices in Germany, UK, Italy, Spain, France, BeNeLux, Nordics and Poland.

Retail: Lot sizes €15m-€100m

Retail parks, retail warehouse and neighbourhood centres, in Germany, UK, Italy, Spain, France, BeNeLux and Nordics.

Residential: Lot sizes €35m-€150m, up to €250m portfolios

Private Rented Sector (PRS), Purpose Built Student Accommodation (PBSA) and Senior Housing in UK, Germany, Ireland, Italy, Spain, France and Nordics

Country/region focused requirements:

Belgium, France and Luxembourg

Lot sizes €30m-€200m

CBD office and mixed-use assets.

Logistics: distribution centres, urban / last mile, light industrial

Grocery retail: supermarkets, food-anchored retail parks and clusters, town centre supermarkets with ancillary uses above

Germany

Lot sizes €15m-€250m

Logistics: distribution centres, urban / last mile, light industrial

Office: A- and B-cities, core / core plus and selectively value-add

Retail: core retail parks, retail warehouse, neighbourhood centres, supermarket portfolios

Italy

Lot sizes €20m-€200m

Offices in CBD Milan and Rome.

Logistics: distribution centres, urban / last mile

Supermarkets, retail parks, grocery retail and neighbourhood centres

Stabilized senior housings, private clinics and medical laboratories.

Value-add profile

Logistic properties and residential projects.

Netherlands

Lot sizes €15m-€150m

Logistics, urban logistics, light industrial

Offices in four main cities: Amsterdam, Rotterdam, The Hague and Utrecht, and strategically located offices in the other cities

Grocery retail: supermarkets, food-anchored retail parks and clusters, town centre supermarkets with ancillary uses above

Poland

Lot sizes €30m-€150m

Prime BTS / urban logistics / last mile / distribution centres

Core offices Warsaw

Food retail (supermarket portfolios)

Nordic Region

Lot sizes €20m-€70m

Dominant retail warehouse in capital and regional cities of the Nordics.

Grocery retail: supermarkets, food-anchored retail parks and clusters, town centre supermarkets with ancillary uses above

Logistic properties in established locations, shorter lease terms are acceptable.

Portugal

Lot sizes €15m-€200m

Supermarkets, retail parks, grocery retail and neighbourhood centres

Logistics: distribution centres, urban / last mile

Prime office buildings with WAULT 3+ years

Spain

Lot sizes €15m-€200m

Supermarkets, retail parks, grocery retail and neighbourhood centres

Logistic properties incl. Forward Funding when pre-let

Office buildings incl. Forward Funding when pre-let

Value-add profile

Office refurbishment projects in Madrid and Barcelona

Residential projects in the top 5 cities in Spain

Logistic assets and projects

UK

Lot sizes £10m-£250m+

Central London and Regional offices

Prime logistic: distribution centres / multi-tenant estates / light industrial

Lot sizes £25m-£150m

PBSA, PRS and affordable housing (both shared ownership and general needs portfolios)

Lot sizes: £15m-£100m

Retail warehouse / neighbourhood schemes and foodstores

Value-add profile

Residential projects

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