



Eddisons sees shift in East of England market

Eddisons is a leading chartered surveying firm providing a wide range of professional services to property owners, businesses and financial institutions in the UK and overseas. It has featured consistently in the EG Radius leaderboards for the East of England.

Eddisons gains customer recognition through EG Radius leaderboards

Collectively, EG Radius leaderboards give the firm an enormous boost year after year.

Individually, our agents who feature are gratified that their hard work and achievements over any given year are recognised in this way by a leading and respected authority in the sector.

Repeated success gives clients confidence in our robust and in-depth knowledge of the influences on, and nuances of, our regional and micro-local markets at all points of the year.

Cambridge will meet demand from the R&D sector but industrial development land is in short supply

In science-focused markets like Cambridge, growth in the R&D and tech sectors is fuelling demand for hybrid "mid-tech" buildings to accommodate laboratory and office mixes.

Construction of new lab space will need to continue apace to meet the occupier and investor demand in this sector but land availability is an ongoing issue.

Where land supply is squeezed, the repurposing of some office and retail for laboratory use will, where the building permits come forward to plug this gap. Industrial development land in the region remains in

short supply.

Historically, Peterborough has been the focus of this sector, but further south and east, sites with current availability such as Alconbury Weald and Suffolk Business Park should attract solid interest and play their part in absorbing demand.

St Neots and Bedford are established industrial locations too. Improved road connectivity with A14 and A428 upgrades are bringing renewed focus on industrial schemes.

The current economic situation has led to a slowdown in transaction activity

Shockwaves from last September's mini-Budget and the subsequent higher interest rates slowed down the wider investment market in the East of England as much as it did across the country. The impact was instant, as the low level of property transactions since Q3 2022 testifies.

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Similarly, this region shares the same experience as others of higher build costs and rising interest rates, the latter however incrementally, in the slowing down of new development.

These increases have been affecting development appraisals.

Occupier demand remains resilient, especially for light industrial, storage, logistics and distribution.



Eddisons

All these trends have had the cumulative effect of a reduction in available stock across the sectors and sub-sectors.

EG Radius supports Eddisons in providing services to its clients with timely CRE data

EG Radius provides us with instant access to up-to-date information on property availability and pricing. Together with our own, on-the-ground knowledge and insight, EG radius feeds in to inform us in advising on marketing, valuations, rent reviews and lease renewals.

The latest news and articles help keep our agents abreast of current thinking in the CRE sector, as well as trends and regulatory, legal and policy changes.

Eddisons focuses on showcasing its complete property services offering

Regionally, we always look to build on our agency market share and expand its scope. In serving a growing client base, we are focused on presenting the comprehensive and complementary range of property services Eddisons offers.



Ben Green
Director, Eddisons

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