

INDUSTRIAL PROPERTY OWNERS INSIGHT

Across the UK, property is one of the most invested in industries. There is constant expansion and growth, with the industrial property sector remaining robust despite the uncertainty of Brexit. This area of real estate is one of the main asset classes of commercial property and can be defined as a property used for the actual manufacturing of something, such as a factory or plant. This is usually zoned for light, medium or heavy industry and includes things such as warehouses, garages and distribution centres.

According to research by Knight Frank, via BuyAssociation, investment in industrial property soared through 2017 to almost £11bn. This makes up 17% of the total number of commercial property transactions in that year. Compared to 2016, industrial property investment grew by a record 80% in 2017, with the second half of the year seeing transactions total more than £7bn. The increase in industrial capital values has reached around 15% year-on-year, demonstrating why this is a popular sector to invest in. These statistics show that industrial property is a very prominent sector, with owners putting in a lot of time, effort and organisation to succeed.

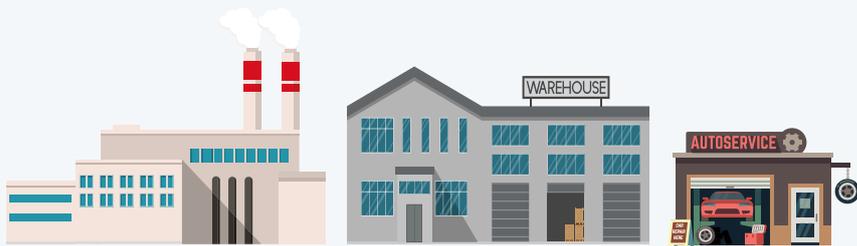
There are risks associated with industrial properties, as they are more likely to face environmental problems due to the nature of the business. Issues such as hazardous waste disposal, asbestos-containing materials, underground storage tanks, and vehicle refuelling are some of the most common. The potential for business to be written regarding this industry is significant.



29.27%

Unoccupied Properties Hit ratio*

* The data has been collected from the period 1st March 2019 to 31st March 2019.



INDUSTRIAL PROPERTY OWNERS FEATURES

Our Industrial Property Owners Policy is designed to provide cover for buildings, contents and loss of rent protection for industrial properties, whether they are tenanted, or owner occupied. Features include property owner's liability of up to £2,000,000 for loss of income and the cost of replacing external locks following theft of keys for up to £1,000. There is also trace and access costs up to £5,000, unauthorised use of utilities up to £10,000 and loss of metered Water for a maximum of £5,000 in any one period of insurance. See online for full features list.



FOR THE BROKERS

With year-round cover for industrial property owners and a generous features list, clients are well served with our policy. Designed to provide well rounded protection, as a broker you can also offer your clients peace of mind with our insurance. At Commercial Express, we are happy to help you out. Give us a call today on 0800 978 8007.