

# Eastern M25 Development Pipeline



Category: Research

Q4 2025 / Published January 2026



## REGIONAL & SECTOR SPECIALISTS



**John Bell, Head of Commercial Agency**

[j.bell@glenny.co.uk](mailto:j.bell@glenny.co.uk)

07766 225 489



**Peter Higgins, Divisional Partner - East & North London and Herts**

[p.higgins@glenny.co.uk](mailto:p.higgins@glenny.co.uk)

07900 990 805



**Daniel Wink, Divisional Partner - Essex, South East London and Kent**

[d.wink@glenny.co.uk](mailto:d.wink@glenny.co.uk)

07717 545 532



**Jim O'Connell, Divisional Partner - Big Box Industrial and Logistics**

[j.oconnell@glenny.co.uk](mailto:j.oconnell@glenny.co.uk)

07768 070 248



**Philip Colman, Divisional Director - Investment Agency**

[p.colman@glenny.co.uk](mailto:p.colman@glenny.co.uk)

07768 070 249



**Sam Coker, Associate - Development Agency**

[s.coker@glenny.co.uk](mailto:s.coker@glenny.co.uk)

07824 311 199

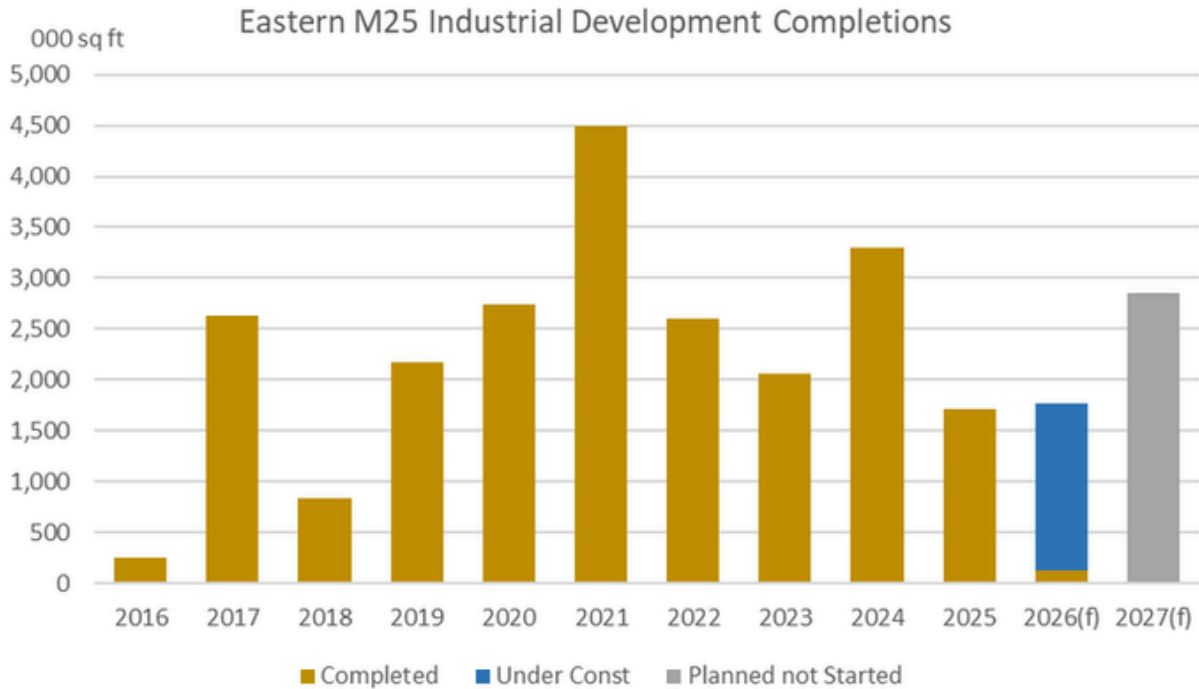


# Eastern M25 Development Pipeline

Intellectual Property - January 2026



## Summary



Completions of industrial floor space in 2025 fell back to 1.7m sq ft from 3.3m sq ft in the previous 12 months in reaction to the slowing levels of market activity.

A further 121,865 sq ft of space has completed in the first months of 2026, and 41% of this space was design & build and committed ahead of completion.

The current year has seen a continued slowing in the amount of space going under construction, with a total of 1.6m sq ft on site at the end of 2025. Almost 63% of the space under construction is in 18 units between 25,000-99,999 sq ft.

Only one Big Box unit, which is currently under construction is due to complete in 2026, the 171,915 sq ft unit at Panattoni Park in Braintree.

# Eastern M25 Development Pipeline

Intellectual Property - January 2026



## Summary

---

The table below outlines the number of units in each size band that are under construction at the end of 2025.

2026	sq ft	No Units
<5k	3,500	1
5-10k	38,965	5
10-25k	402,732	26
25-50k	437,813	11
50-99k	592,024	7
>100k	171,915	1
<b>Total</b>	<b>1,646,949</b>	<b>51</b>

Just over 1.6m sq ft of space is currently under construction, with delivery dates in 2026. There are currently no schemes under construction with delivery dates due in 2027.

Floor space currently under construction is mainly focused in SE London & Kent, which accounts for 53% of the total, with a further 24% in the N London & Herts region. Development has slowed in the East London region following more than 1m sq ft being delivered in 2024 and a further 300,000 sq ft in 2025.

# Eastern M25 Development Pipeline

Intellectual Property - January 2026



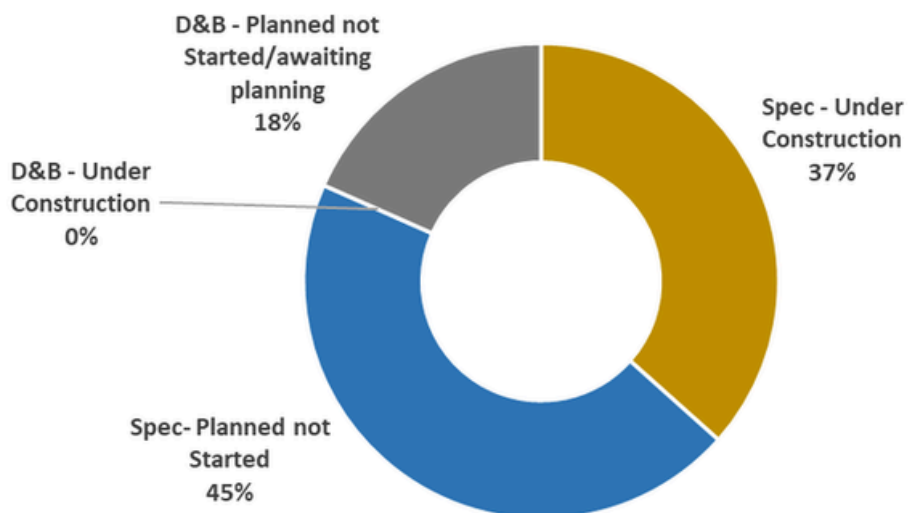
## Development Pipeline 2026-2027

---

The majority (3.7m sq ft - 82%) of space coming forward by the end of 2027 is to be built speculatively, although a number of schemes have been deferred or switched to design and build opportunities.

The majority of speculative space due to come forward over the next few years is yet to go on site, with a number of developers not pushing ahead with schemes but currently waiting to see how market conditions fare.

There are no design and build units currently under construction.



# Eastern M25 Development Pipeline

Intellectual Property - January 2026



## Months' Supply

---

000's sq ft	Total	Under Construction	Planned not Started	Committed
Spec	3,673.2	1,646.9	2,026.3	0.0
D&B	827.0	0.0	827.0	0.0
<b>Total</b>	<b>4,500.2</b>	<b>1,646.9</b>	<b>2,853.3</b>	<b>0.0</b>
Months' Supply	8.3	3.0	5.3	---

Occupiers have clearly shown a preference towards new grade A space over the past few years, with just under 40% of all take up focused on grade A space in 2025 and a surprising 88% of all Big Box space.

Grade A supply stands at 6.9m sq ft across the Eastern M25 region at the end of 2025, with 35% of the total in Big Box units. Development starts have definitely slowed and the current floor space expected to be delivered through to the end of 2027 represents just over 8 month's supply based on the long run trend rate of take up for the region (6.5m sq ft per annum).

Floor space already under construction has also eased with just over 1.6m sq ft (3.0mths supply), with a further 2.9m sq ft (5.3mths supply) not yet on site.

## About us



Glenny LLP is the only full-service property consultancy and chartered surveying practice specialising in the East London & Essex, North London & Herts and South East London & Kent commercial property markets

We deliver services regionally, and nationally, across all phases of the property lifecycle including:

- Commercial Agency
- Development Agency
- Investment Agency
- Research and feasibility
- Asset & Property Management
- Cost Consultancy & Project Management
- Building Surveying
- Architecture
- Residential Development Agency
- Valuation
- Lease Advisory

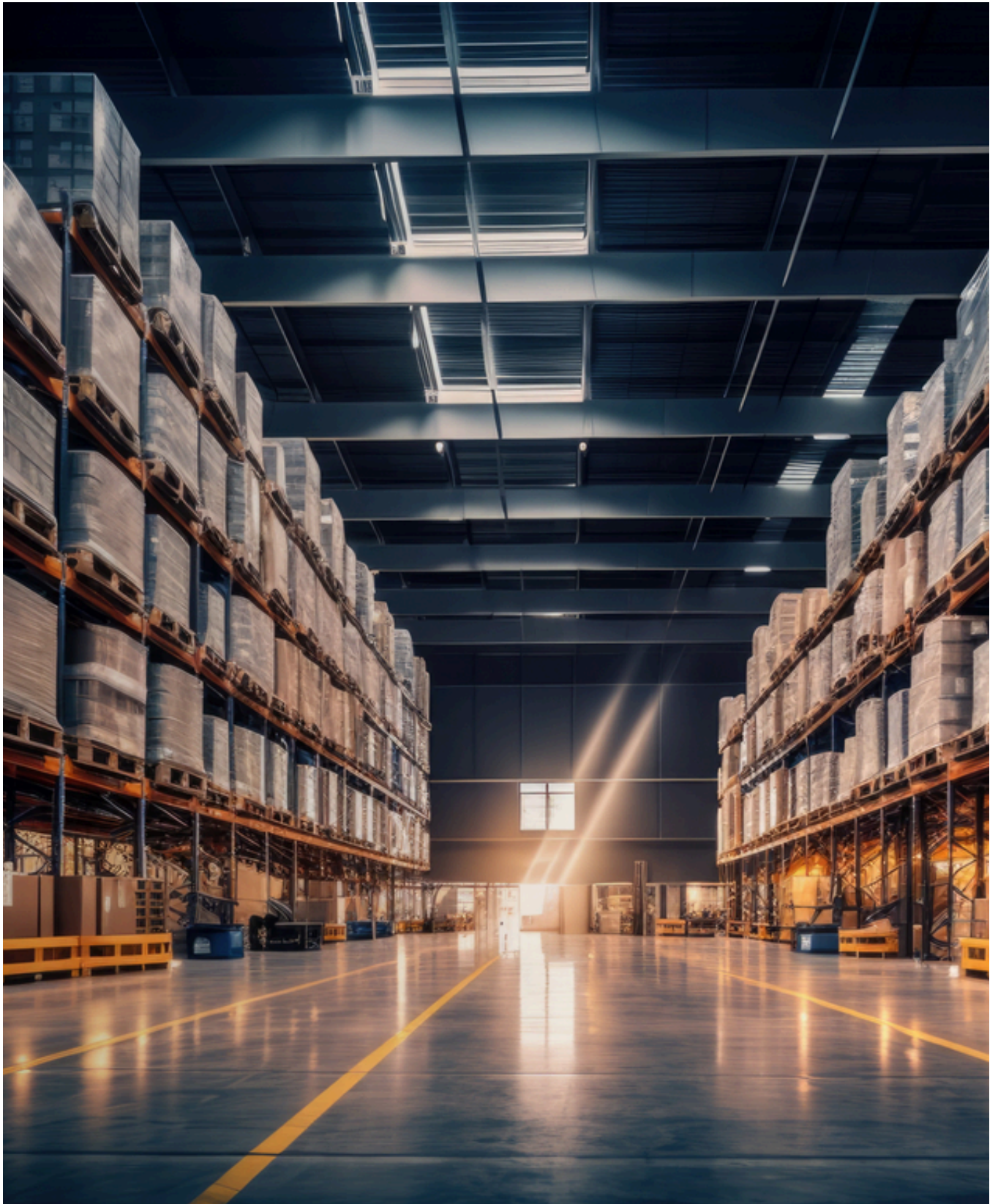
For more information call us on 020 3141 3500 or visit our website at [www.glenny.co.uk](http://www.glenny.co.uk)



Intellectual Property is published for the benefit of our clients and selected contacts, with restricted distribution and access.

Providing deeper insight into our detailed market intelligence, Glenny iP presents our research findings, and opinion pieces on related topics.

We are always happy to discuss our findings, and your requirements, in more detail so please contact us to arrange a call or meeting.



Glenny LLP  
Fifth Floor Unex Tower, 5 Station Street  
Stratford  
London  
E15 1DA

020 3141 3500  
[www.glenny.co.uk](http://www.glenny.co.uk)

