Press Release

Prague, 28 July 2026

Q2 2026: Industrial market remains stable despite higher vacancy

Industrial Research Forum Announces Industrial Market Figures for Q2 2026

- **Modern industrial stock in the Czech Republic reached 13.73 million sq m.**
- **Gross take-up reached 451,600 sq m, representing a slight increase compared to the previous quarter.**
- **At the end of Q2 2026, 1.15 million sq m of industrial space was under construction, with 29% being built speculatively.**
- **The vacancy rate reached 5.5%, up by 67 basis points year-on-year and up by 79 basis points quarter-on-quarter.**
- **Prime headline rents in Prague remained stable standing at €7.00–€7.50 per sq m per month.**

COMMENTARY

Jiří Kristek, Head of Occupier Services Czech Republic, Cushman & Wakefield, **comments**:

"The industrial market situation has stabilized. Demand for new space continues to be driven primarily by manufacturing companies, which often consolidate multiple operations into a single location or consider relocating production to new areas. The availability of labour remains a key concern for tenants, as many established locations face workforce shortages. As a result, companies are increasingly looking for regions with better access to qualified workforce.

At the same time, the volume of vacant space is increasing, creating opportunities for tenants to renegotiate lease terms or relocate to locations offering more favourable conditions. This trend is particularly evident in certain regions, such as the Pilsen and Ostrava regions, where pressure on leasing conditions is especially pronounced."

TOTAL STOCK & NEW SUPPLY

The total stock of modern industrial space for lease in the Czech Republic reached 13.73 million sq m. In Q2 2026, a total of 144,600 sq m of new warehousing space was delivered to the market across 9 industrial parks. This represents a 52% decrease compared to the previous quarter and a 40% decrease compared to the same period last year.

The largest completed project in Q2 2026 was EQT Exeter Park Prague D8 Lužec (44,200 sq m), which was delivered on a speculative basis. The second largest completed project was Aventin Business Park Dyje (24,500 sq m) and the third was CTPark Prague North (13,500 sq m). Both projects were fully leased upon completion.

PROJECTS UNDER CONSTRUCTION

At the end of Q2 2026, a total of 1,152,300 sq m of warehouse and manufacturing space was under construction in the Czech Republic. Construction activity remained broadly stable quarter-on-quarter, while decreasing by 7% year-on-year. Approximately 25% of the total space under construction is situated in Prague & Central Bohemia, followed by the Ústí nad Labem region with a 22% share.

The share of speculative construction decreased from 36% to 29%. At the same time, developers commenced new construction of just 62,400 sq m of modern industrial space in Q2 2026, with approximately 46% of this space being constructed on a speculative basis.

INDUSTRIAL TAKE-UP

During Q2 2026, gross take-up (including renegotiations) reached 451,600 sq m. This represents an increase of 9% compared to the previous quarter and an increase of 45% year-on-year. Renegotiations accounted for 45% of total gross take-up, compared to 53% in the previous quarter.

Net take-up in Q2 2026 amounted to 248,400 sq m, increasing by 32% quarter-on-quarter and by 40% year-on-year.

The largest transaction of the quarter was a renegotiation at Prologis Park Prague Airport, totalling 41,800 sq m, signed by a distribution company operating in the fashion retail segment. The second largest transaction was a pre-lease at CTPark Žatec for 30,500 sq m, agreed by a manufacturing company from the automotive sector. The third largest transaction was also a pre-lease, signed by an e-commerce distribution company at Panattoni Business Park Kladno I, covering 30,200 sq m.

VACANCY

At the end of Q2 2026, the vacancy rate in the Czech Republic stood at 5.5%, representing a year-on-year increase of 67 basis points and a quarter-on-quarter increase of 79 basis points. As of the end of June 2026, there was approximately 751,000 sq m of modern industrial space available for immediate occupancy. Vacancy in Prague and the Central Bohemian Region has increased, reaching 4.4% at the end of Q2 2026.

RENT

Prime headline rents remained stable at around €7.00–€7.50 per sq m/month in the Prague in Q2 2026. Prime headline rents for city logistics projects in Prague reached €8.25–€10.00 per sq m/month. Headline rents in selected prime locations outside of Prague reach around €5.50–€6.60 per sq m/month. Rents for mezzanine office space stood between €9.50–€12.50 per sq m/month. Service charges typically range between €0.75–€1.00 per sq m/month.

Industrial Research Forum

The Industrial Research Forum was established in 2010 with the aim of providing clients with consistent, accurate, and transparent data about the Czech industrial real estate market. The members of the Industrial Research Forum – CBRE, Colliers, Cushman & Wakefield, and iO Partners – share non-sensitive information and believe the establishment of the Industrial Research Forum enhances transparency on the Czech industrial market.

For further information please contact any member of the Industrial Research Forum:

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Definitions:

Total stock and new supply:
Modern developer-led warehouse and industrial production space of A-class quality owned by a developer or investor for lease to third parties. It does not include owner-occupied stock. New supply includes the above-mentioned space completed during the given period including office space.

Under construction:
A-class developer-led warehouse and industrial production space that is under active construction during the given period. It does not include projects in the shell & core phase. Owner-occupied projects are not included.

Take-up:
Take-up represents the total floor space that was let or pre-let over the specified period of time. A property is taken-up when the lease or future lease contract is signed. This includes only long-term leases of a period longer than one year. Gross take-up includes renegotiations and sub-leases. Net take-up excludes these and includes only new leases, pre-leases, and expansions of space within existing lease contracts.

Vacancy rate:
Ratio of physically vacant space in completed buildings to the total stock of warehouse and industrial space, including office areas.

Prime rent:
Represents the top open market rent that could be expected for a notional distribution warehousing unit of the highest quality and specification in the prime location within a market as at the survey date (normally at the end of each quarter). The rent quoted is based on a prime unit of 5,000 sq m of gross internal space leased for a period of five years, with ceiling heights of over 8 metres, used primarily for distribution/warehousing uses. Selected prime locations outside of Prague include the 3 major hubs (Pilsen, Brno and Ostrava)

City logistics:
City logistics represents the final stage in the distribution of goods to consumers living in urban areas, sometimes referred to as last-mile delivery. City logistics projects support fast fulfilment, last-mile functions, and broader distribution activity. In Prague, city logistics projects are centrally located in an urban area, but not necessarily directly linked to the last mile delivery process.