

16 March 2021

Valor acquires 54,000 sq ft Crawley urban logistics estate

-Grows exposure in key South East industrial submarket adjacent to Gatwick Airport-

Valor Real Estate Partners (“Valor”), the pan-European logistics platform, has completed the acquisition of a 54,000 sq ft three-unit industrial estate in Crawley, adjacent to Gatwick Airport, from a fund managed by State Street. It represents Valor’s fourth acquisition in what is the dominant industrial submarket south of the M25, on the edge of the Greater London Green Belt, with 2.6 million people accessible within a 60-minute drive time.

The highly functional, low site-cover 31,000 sq ft, 12,200 sq ft and 11,700 sq ft units are occupied by UPS, the global 3PL, car dealership Hendy Group and FTSE-listed equipment tool and hire company HSS Hire Service Group, respectively.

Crawley benefits from its strategic location six minutes’ drive from Gatwick Airport and nine minutes’ drive from the M23. The submarket is characterised by a chronic demand supply imbalance, primarily driven by the conversion of industrial land to higher value uses. This has underpinned strong rental growth and record low vacancy rates, with constrained regional supply and a limited development pipeline forecast to maintain this trend. Following this transaction, Valor now owns more than 200,000 sq ft of warehouse space in Crawley, across four properties, occupied by a mix of global and domestic businesses.

This acquisition takes Valor’s portfolio to more than 85 assets totalling over six million sq ft of urban logistics, primarily located in London and Paris, which is well positioned to benefit from the acceleration of ecommerce and urbanisation.

Jeremy Achkar, UK transactions lead at Valor, commented: “This off-market transaction is another strong addition to our portfolio, in what is one of the prime industrial hubs of South London and where we now have a significant footprint. The estate appeals to a wide range of occupiers, as evidenced by the current tenant base, and the low site cover offered will continue to drive occupational interest in the long-term, as last-mile operators in particular seek increasing amounts of yard space at their warehouse facilities.”

Valor was advised by ACRE Capital Real Estate, Simmons & Simmons and Lockton.

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Contact

FTI Consulting

Dido Laurimore, Richard Gotla, Andrew Scorgie

0203 727 1575

valor@fticonsulting.com

About Valor REP



Valor Real Estate Partners LLP (“Valor”) is a pan-European industrial platform, headquartered in London, focused on urban/infill industrial and logistics properties in the UK, France, Germany, Benelux, Spain and Italy.

Founded in 2016, Valor is a full-service development management and investment business with offices in London and Paris. Today the Company manages an 85+ asset portfolio totalling more than six million sq. ft and over €1bn of AUM on behalf of a number of global investors.

For further information please email enquiries@valorrep.com or visit <http://www.valorrep.com/>