



**16 January 2019**

**Valor Real Estate Partners adds to its London portfolio with redevelopment opportunity in Mitcham**

Valor Real Estate Partners (“Valor”), on behalf of its clients, is pleased to announce that it has acquired a seven-acre site in Mitcham, located nine miles from Central London, with the intention to redevelop the existing 110,000 sq. ft. industrial estate into a grade A logistics park.

Subject to planning permission, the estate will be redeveloped to create a c.150,000 sq. ft. multi-let estate, catering to the deep and diversified small and midbox demand profile of the South London submarket. Alternatively, the site also has the potential to cater to single tenant build to suit requirements.

The asset is currently let on a short-term basis to multiple tenants and benefits from its close proximity to the A23 and M25, providing accessibility to both Central London and Greater London.

Cane Napolitano, Principal at Valor commented:

“I am very pleased to announce another UK acquisition and one that presents a significant opportunity for development in an extremely supply constrained submarket. Short and medium-term rental trends are strong in South London as industrial land is increasingly being converted to residential and other uses.

“Furthermore, the site should benefit from the intensification of existing residential land use in the surrounding area, through both the Merton Regeneration Project and Develop Croydon.”

Valor was advised by Dominic Whitfield, Savills, while the sell side was advised by Robert Bradley Smith, Altus Group.

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## **Notes to editors**

### **About Valor Real Estate Partners**

Valor Real Estate Partners LLP invests in logistics and industrial real estate across Europe.

Christian Jamison formed Valor Real Estate partners LLP (“Valor”) with KSH Capital LP (“KSH”) in 2016 to invest in logistics and industrial real estate across Europe.

KSH’s partners are Jeffrey Kelter and Robert Savage, the founders of KTR Capital, an investment, development and operating business focussed on industrial property in North America that was acquired by Prologis in 2015 for a total purchase price of \$5.9BN.

Prior to Valor, Christian established Delin Capital Asset Management (“DCAM”) and served as the company’s CEO until his departure from the business in February 2016. During his tenure as CEO, Jamison established DCAM within the European logistics real estate sector, built a team and created Capital Preservation Portfolio 1, a €500mm fund of prime European logistics properties totalling 6 million square feet.

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