



British Land secures planning for multi-level London urban logistics scheme

455,000 sq ft Enfield site will meet growing demand for rapid deliveries within the M25

24 July 2023

British Land has received resolution to grant planning permission for a 455,000 sq ft multi-level logistics hub at Heritage House, Enfield. The site, located near Junction 25 of the M25, has excellent connectivity and will cater for the growing demand for rapid distribution across Greater London.

The main 435,000 sq ft building will be split into two levels, allowing access to HGVs to both the ground and first floor service yards. The plans provide flexibility of layout, including potential for sub-division, to meet the requirements of a wide range of occupiers and ensuring the building can meet both current and future market demand. British Land is also providing 20,000 sq ft of space at the front of the site to cater to smaller occupiers.

In line with British Land's "Greener Spaces" pillar of its 2030 sustainability strategy, the scheme will be rated BREEAM Excellent, with an EPC A rating. All available roof space will be used for solar photovoltaics which, combined with air source heat pumps, will offset 80% of the site's carbon emissions.

British Land's 2.9m sq ft Greater London urban logistics pipeline has a gross development value of £1.3bn and aims to be one of London's most environmentally sustainable and centrally located urban logistics portfolios.

The pipeline includes two sites off the Old Kent Road (Mandela Way and Verney Road), Finsbury Square Car Park, The Box at Paddington Central where planning consent was received earlier this year, and sites at Wembley and Thurrock. To date, British Land has submitted planning applications for 1.6m sq ft of potential urban logistics space.

British Land acquired Heritage House, a 200,000 sq ft warehouse, in 2021. The site is currently let to Waitrose and Crown Records Management.

Mike Best, Head of Logistics at British Land, said: "Following a successful planning outcome at Paddington Central earlier this year, we are delighted to have received consent in Enfield for our first multi-level scheme. Our densification and repurposing strategy will help address the acute shortage of prime logistics space in London.

"With over 1 million sq ft of urban logistics schemes currently in planning, we have exciting opportunities ahead where we can leverage our skills delivering complex developments across the capital."

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About British Land

Our portfolio of high quality UK commercial property is focused on London Campuses and Retail & London Urban Logistics. We own or manage a portfolio valued at £13.0bn (British Land share: £8.9bn) as at 31 March 2023 making us one of Europe's largest listed real estate investment companies.

We create Places People Prefer, delivering the best, most sustainable places for our customers and communities. Our strategy is to leverage our best in class platform and proven expertise in development, repositioning and active management, investing behind two key themes: Campuses and Retail & London Urban Logistics.

Our three Campuses at Broadgate, Paddington Central and Regent's Place are dynamic neighbourhoods, attracting growth customers and sectors, and offering some of the best connected, highest quality and most sustainable space in London. We are delivering our fourth Campus at Canada Water, where we have planning consent to deliver 5m sq ft of residential, commercial, retail and community space over 53 acres. Our Campuses account for 63% of our portfolio.

Retail & London Urban Logistics accounts for 37% of the portfolio and is focused on retail parks which are aligned to the growth of convenience, online and last mile fulfilment. We are complementing this with urban logistics primarily in London, focused on development-led opportunities.

Sustainability is embedded throughout our business. Our approach is focused on three key pillars where British Land can create the most benefit: Greener Spaces, making our whole portfolio net zero carbon by 2030, Thriving Places, making a long-lasting, positive social impact in our communities, and Responsible Choices, advocating responsible business practices across British Land and throughout our supply chain, and maintaining robust governance structures. Further details can be found on the British Land website at www.britishland.com