



British Land gains approval for fourth London Urban Logistics Scheme

- Approval for 644,000 sq ft multi-storey urban logistics scheme in Thurrock

- Construction due to commence in Q1 2025 on strategically located South East distribution hub

1 December 2023

British Land has received planning consent for a 644,000 sq ft multi-storey logistics scheme in Thurrock, Essex.

The project, due to begin construction in Q1 2025, will provide occupiers with purpose-built logistics space suitable for use as a hub for last-mile deliveries and returns. The scheme is located adjacent to Junction 31 of the M25, providing exceptional access to Central London and the South East of England.

Upon completion, the scheme will deliver two storeys of flexible, sustainable warehousing. In line with British Land's "Greener Spaces" pillar of its 2030 sustainability strategy, the scheme will be targeting a BREEAM Outstanding rating.

British Land has a £1.3bn pipeline of urban logistics developments across London and the South East. Including its Thurrock site, British Land has received consent to deliver 1.3m sq ft of new logistics space this year, which also includes Southwark, Paddington and Enfield.

Mike Best, Head of Logistics at British Land, commented: "We've been extremely busy working on our London Urban Logistics pipeline, and have received planning consents for four schemes this year. This enables us to deliver a number of high-quality new logistics space to meet the growing demand, underpinned by the growth of e-commerce and rising customer expectations on the speed and convenience of deliveries.

"Our schemes provide occupiers with much needed future-proofed warehousing in high-demand locations, and we continue to actively explore opportunities for high-quality logistics spaces in urban markets."

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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 assets throughout the UK. We own or manage a portfolio valued at £12.7bn (British Land share: £8.7bn) as at 30 September 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 62% of our portfolio.

Retail & London Urban Logistics accounts for 38% 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, partnering to grow social value and wellbeing in the communities where we operate 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