

Low carbon industrial buildings enabling employment in underserved areas of the UK

Investment Case Study

Asset Class: private equity

Location: UK

An example of an investment by Bridges Fund Management one of our private markets asset managers.

Buildings currently contribute to around 40% of the UK's total carbon footprint. It is critical to decarbonise them if we are to achieve the UK's ambitions of reducing our carbon dioxide by 100% by 2050, compared to 1990 levels.

At New Lane, Havant, construction of a delivery warehouse facility was completed in February 2023. Bridges Fund Management acquired the vacant brownfield site in 2020, alongside joint venture partner Kingsbridge Estates.

The Leigh Park area of Havant where the site is located is within one of the most underserved wards in England. The area was negatively impacted when the previous occupier relocated. Once fully staffed, the new facility will support an estimated 900 local jobs, around three times more than the previous building.



The development was designed to meet some of the highest sustainability standards, including BREEAM 'Excellent' and EPC A, through the inclusion of several sustainable features. These include rooftop solar photovoltaics, intelligent energy-efficient lighting, on-site heat pumps, and a four-storey van park with charging points to support over 800 electric vehicles.

The construction reused 100% of the waste concrete and bricks from the demolition of the vacant building that previously occupied the site. Together, this enabled a 50% reduction of the building's carbon footprint versus typical new building, contributing positively towards decarbonising the built environment and lower running costs for tenants.

The development was successfully let to a global online retailer, validating delivering a high-quality lower carbon alternative to a traditional warehouse, while also facilitating local employment in one of the UK's most deprived areas. We are delighted to report that the scheme has been recognised by the industry, having won the prestigious Best Investment Transaction award at the 2023 Industrial Agents Society (IAS) awards.