



Bell Green Retail Park

Sydenham

CLIENT:	Speculative
LOCATION:	Sydenham
DESCRIPTION:	Retail / Trade City
VALUE:	£58 million

The 13 acre site was purchased from National Grid Properties (NGP) - through an intensive competition process - for a mixed use scheme; comprising bulky goods, retail and light industrial uses.

Prior to development, the site was used as a gasworks and subsequently remediated to a high standard to prevent any further contamination issues.

The 120,000 sq ft retail scheme has been let to major retailers including Toys R Us, Pets at Home, Next at Home, DSG (t/a PC World Superstore), B&Q and McDonalds. The Trade City industrial scheme comprises 75,000 sq ft of space and is let to occupiers including Halfords Autocentres and Mercedes-Benz for a car and van servicing centre.



Kier London was appointed as contractor for the main retail scheme. This was important for winning the initial bid by providing confidence of delivery to NGP. Best value demonstrated through implementing an open book approach on all costs associated with the development. In giving further comfort, an overage provision back to NGP was included above an agreed profit threshold.

www.trade-city.co.uk/sydenham