



CHARLTON GATEWAY

PRIME SOUTH-EAST LONDON DATA CENTRE DEVELOPMENT OPPORTUNITY
182MVA POWER SECURED; RARE 17 ACRES IN CLOSE PROXIMITY
TO LONDON DOCKLANDS & THE CITY

CHARLTON GATEWAY OPPORTUNITY SUMMARY

- In the Heart of the East London Data Centre Market with Proximity to Multiple AZs
- Located within the Royal Borough of Greenwich:

Docklands Data Centre Cluster	3KM
Central London	10KM
Heathrow	30KM
Harlow	30KM
Slough	45KM

- Extensive Fibre Network Surrounding the Site: 3 Points of Access to the Site
- UKPN Power Reservation of 182MVA for Q2 2029 - Q2 2030
- Existing B2/B8 Consent: Data Centre Scheme Designed Within These Parameters with data centre consent submitted June 2026
- Excellent Transport Links: Connected to Major Road Networks and Public Transport





TRAVEL DISTANCES

LONDON CITY AIRPORT (LCY)
1.5KM

LONDON DOCKLANDS
3KM

CITY OF LONDON
8KM

CHARING CROSS
10KM

STOCKLEY PARK, HAYES
32KM

HEATHROW AIRPORT (LHR)
40KM

GATWICK AIRPORT (LGW)
40KM

SLOUGH TRADING ESTATE
45KM

LOCATION

The site is located at 669a Woolwich Road in the Royal Borough of Greenwich, in South-East London. The location lies approximately 7 miles east of Central London and benefits from direct access to Woolwich Road (A206), which links to the A2 and the strategic road network. The area is well connected to Central London and the wider South-East, with the Blackwall Tunnel and North Circular Road located nearby.

As power availability in West London has become increasingly constrained, East London has emerged as a growing focus for data centre development.

Charlton Riverside sits within this expanding availability zone, benefitting from proximity to established digital infrastructure and demand in East London.

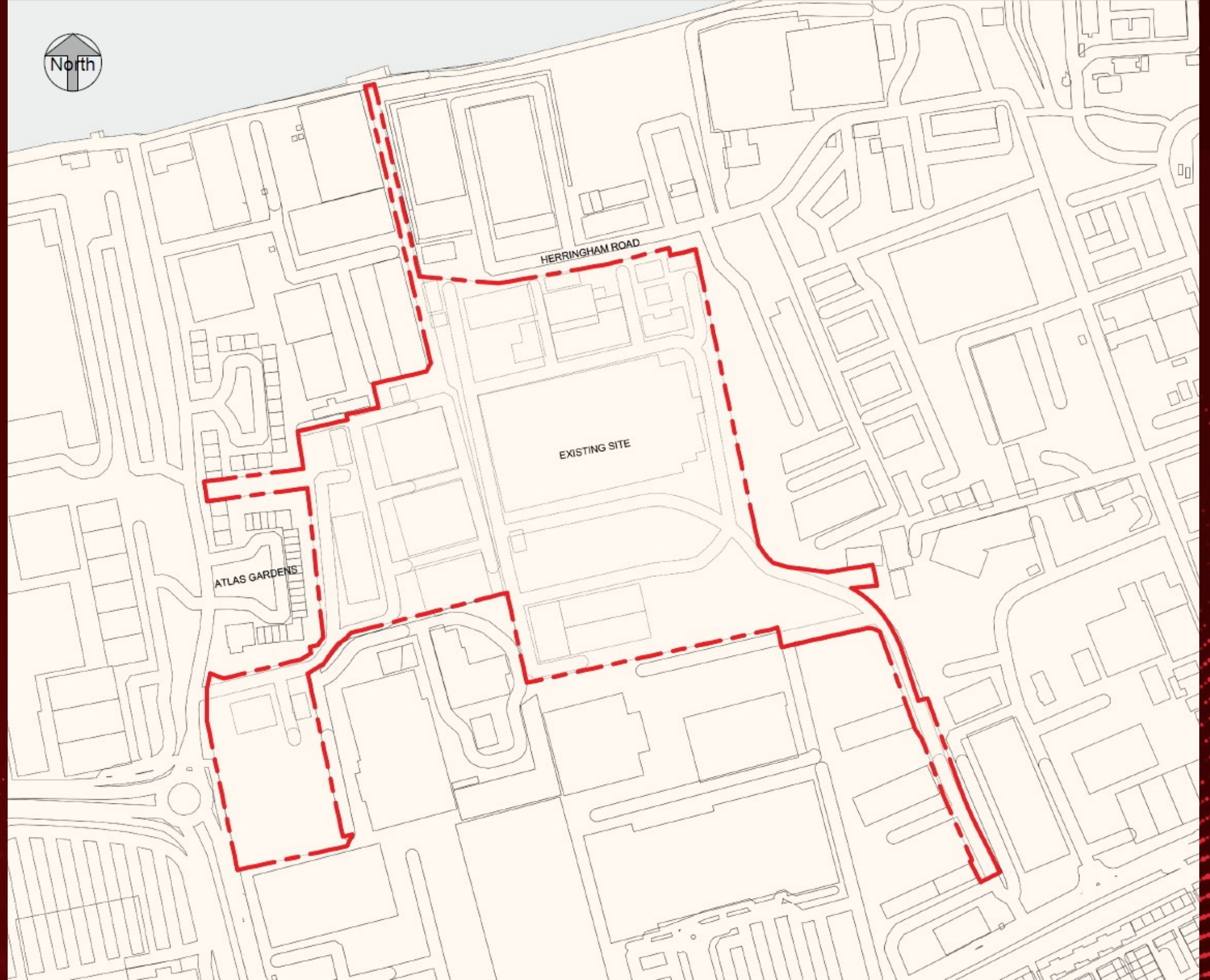
Major cloud operators are known to utilise colocation facilities across the eastern part of the capital, while recent years have also seen a number of strategic self-build land acquisitions by hyperscale occupiers within the wider Thames Estuary corridor.

In addition, the presence of the Intercontinental Exchange in Basildon enhances fibre connectivity across East and South-East London.

PLANNING

The site is accessed via established estate roads within the Charlton Riverside Industrial Area, primarily from Woolwich Road via Anchor and Hope Lane. The site comprises primarily industrial use and vacant units, with the majority already vacant and full vacant possession achievable by December 2026. Demolition works have commenced on part of the site, with corresponding strip-out activity.

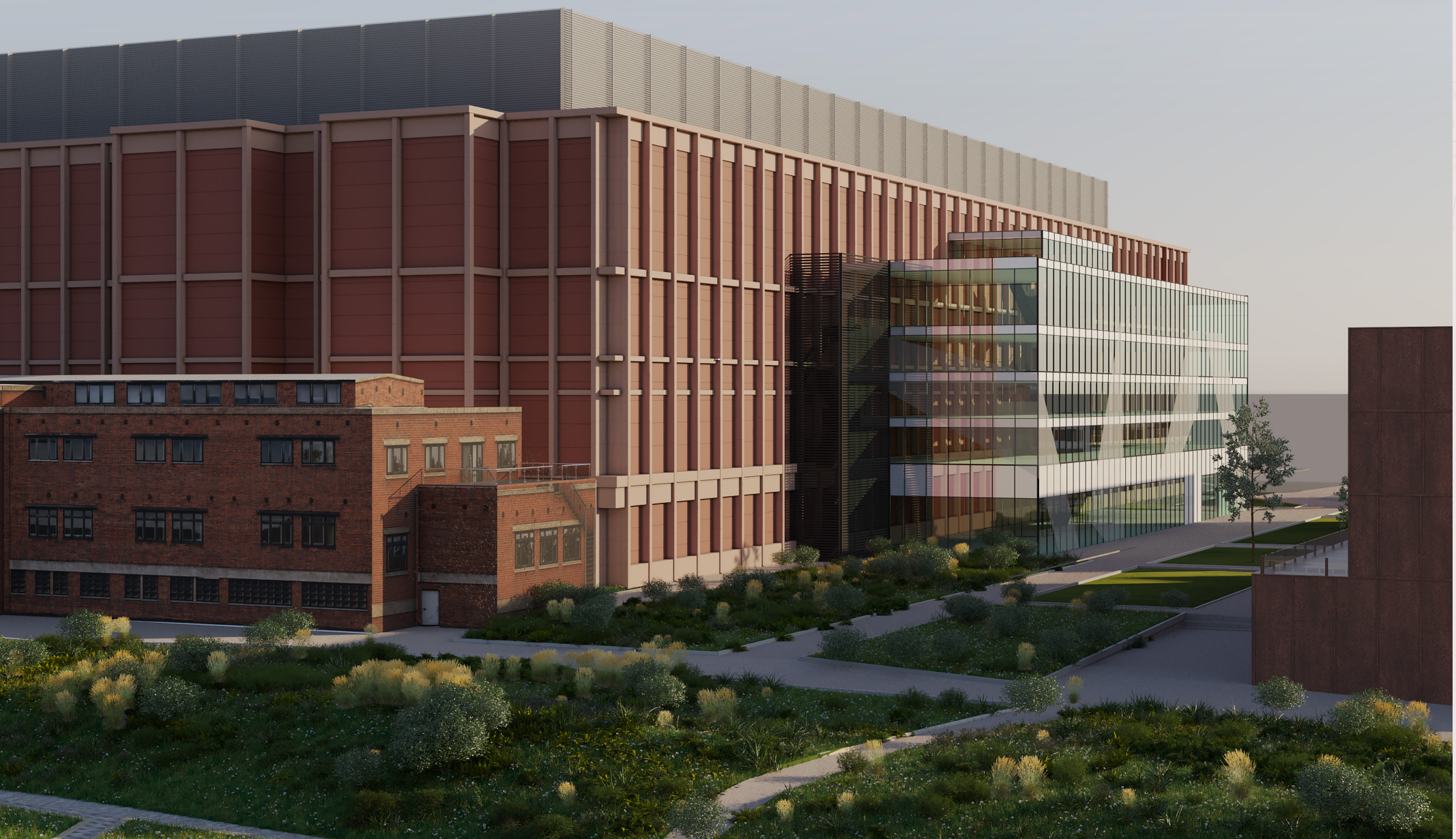
The new data centre has been designed by TTSP to realise the site's potential within the parameters of the consented scheme. The vendor is submitting the data centre outline planning consent in June 2026, with target to secure a consent by December 2026.



CHARLTON GATEWAY: THE SCHEME

The site covers 6.88 hectares. TTSP have designed a single building data centre scheme within the parameters of the existing B8 consent. The design includes dedicated office building and car park.

The design is based on 5kW/sqm and 1.55 PUE.



TOTAL POWER
182 MVA

TOTAL IT POWER
112 MVA

SME UNIT
TOTAL AREA
4,180 sqm

GENERATOR
TOTAL AREA
12,768 sqm

SUBSTATION
TOTAL AREA
4,800 sqm

DATA CENTRE
TOTAL AREA
70,324 sqm

OFFICE
TOTAL AREA
5,637 sqm

POWER & FIBRE

FIBRE

Charlton Gateway is in a fibre and duct rich area, with all major providers in proximity. euNetworks can provide quadversity out of the site, tailored to customer requirements. Full fibre information is available to interested parties.

CHARLTON GATEWAY		
Estimated distances and costs (to be confirmed through detailed engineering survey)	Distance to Canary Wharf (Equinix Harbour Exchange)	Length of new construction
NORTH EAST	10.6 KM	7.2 KM
NORTH WEST	4.9 KM	3.7 KM
SOUTH EAST	22.1 KM	6.6 KM
SOUTH WEST	5.9 KM	3.9 KM
TOTAL		32.2 KM

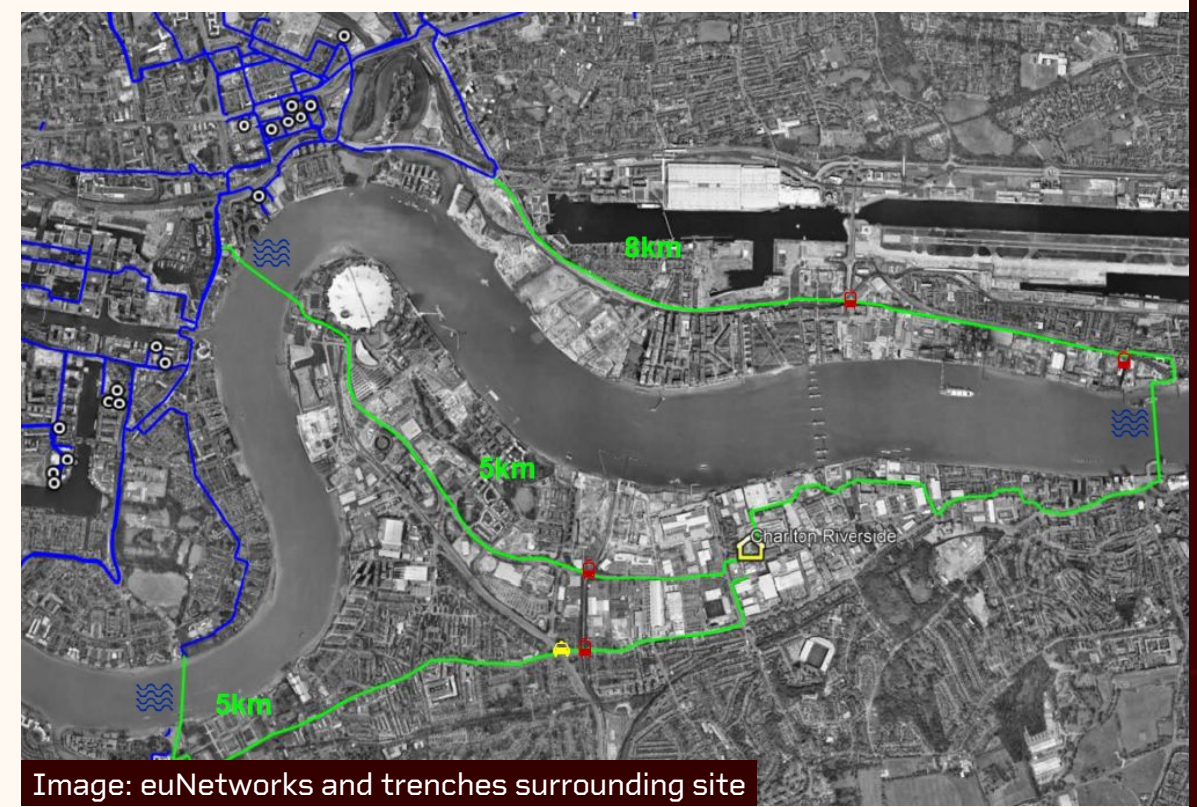


Image: euNetworks and trenches surrounding site

POWER

KSP have secured 182 MVA of diverse power with a connection from the New Cross Grid Supply point, connecting at 66kV. The site is approximately 9km from the substation. Anticipated power delivery is 2029-2030, ahead of the bulk of the London Data Centre Market.

A full route report prepared by H&MV is available in the VDR.



Image: Potential power delivery route from New Cross

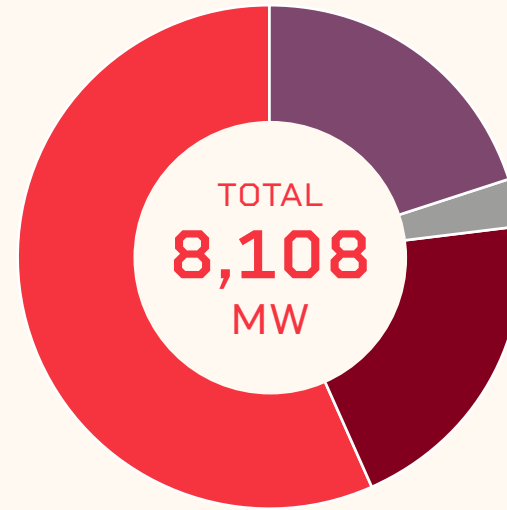
LONDON DATA CENTRE MARKET

London's data centre market has been shaped by a number of established clusters, including Docklands, Slough, Hayes, North Acton and Hemel Hempstead. Docklands emerged as a core location due to its proximity to Canary Wharf and the City of London, and is now recognised as the most fibre-dense area in the UK. This has supported strong fibre infrastructure across East and South-East London, underpinned by key assets such as the London Internet Exchange and the Intercontinental Stock Exchange, located at Telehouse North 2 and Basildon respectively.

Hyperscale and wholesale colocation development has historically focused on West London, particularly along the corridor between Slough and Hayes. However, sustained growth has led to acute power constraints, with future development increasingly dependent on new strategic grid infrastructure, including Iver B in Buckinghamshire. As a result, data centre activity has begun to shift towards East and South-East London, including boroughs such as Newham, Barking and Dagenham, Greenwich and Bexley, alongside locations in Essex and Kent. More broadly, power availability is now emerging as a constraint across the wider London market.

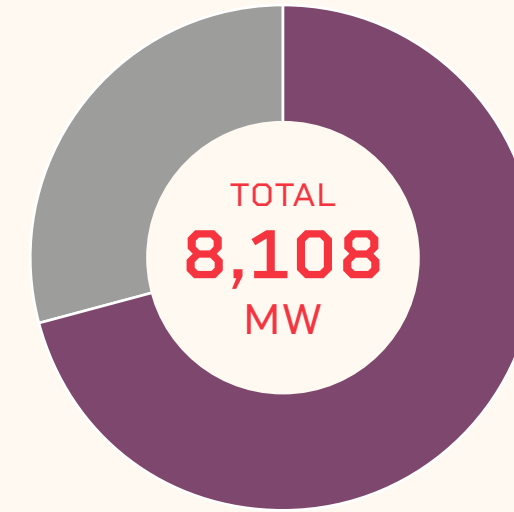
GRID REFORM

Grid reform is emerging as a key influence on the London data centre market. Revisions to the UK's grid connection regime, including measures aimed at prioritising deliverable schemes and improving the management of connection queues, are intended to tackle long standing delays in the provision of power. In the short term, however, these changes are contributing to ongoing uncertainty around connection timescales, increasing the importance of locations with existing electrical infrastructure and credible delivery routes. Consequently, grid reform is expected to shape the geography and form of future capacity, with sites such as Charlton Gateway where a demonstrable pathway to power on exists becoming increasingly attractive.



TOTAL IT CAPACITY

20.02% Live	1,623 MW
3.08% Under Construction	250 MW
20.38% Committed	1,652 MW
56.53% Early Stage	4,584 MW



MARKET COMPOSITION

70.99% Colocation	5,756 MW
29.01% Self-build	2,352 MW

Includes Live, Under Construction, Committed and Early Stage

DATA CENTRE OPERATOR LEADERBOARD BY MW (Q2 2026)

COMPANY	MW LIVE	MW TOTAL	MW EARLY STAGE
ARK DATA CENTRES	190	438	70
VIRTUS DATA CENTRES	180	301	0
VANTAGE DATA CENTERS	165	242	677
EQUINIX	150	185	280
DIGITAL REALTY	113	115	0
NTT GLOBAL	86	178	0
CYRUSONE	68	176	108
YONDR	50	100	0
GLOBAL SWITCH	48	103	24



NEXT STEPS

PROCESS & TIMELINES

JUNE 2026:	PLANNING SUBMISSION
JULY 2026:	DATA ROOM ACCESS BEHIND NDAS
SEPTEMBER 2026:	NBO BID SUBMISSION
NOVEMBER 2026:	HEADS OF TERMS AGREED
JANUARY 2027:	PLANNING EXPECTED

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