

Delancey sells London industrial estate to Valor

Valor paying 3.75% yield for Trafalgar Trading Estate



Trafalgar Industrial Estate. (Delancey)

By [Paul Norman](#)
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Delancey Real Estate, the UK-focused investment, asset, and development manager, has sold [Trafalgar Trading Estate](#) in Enfield, London for £27.45 million, reflecting a net initial yield of 3.73%.

[The sale](#) has been completed on behalf of [Delancey's](#) client, a domestic pension fund understood to be the Mineworkers' Pension Scheme.

Trafalgar Trading Estate comprises 11 units totalling over 79,000 square feet. Located in the Brimsdown Business Area of Enfield, the site is close to

the M25 (J25) and the A406 North Circular. Occupiers include Rexel, Fairfax London, and Howdens.

The multilet industrial park was bought by pan-European logistics investor Valor Real Estate Partners in an off-market transaction.

Gerald Eve advised Delancey, while [DTRE](#) advised Valor Real Estate Partners.

Dan Berger, Director of Property and Funds at Delancey said in a statement: “This disposal provides another positive outcome for our client as part of the rebalancing of their portfolio to deliver sustained returns to their members. It also highlights a key principle of our proactive core approach which is being prepared to sell assets. Our heritage as an opportunistic manager provides a differentiated approach for clients as we have a long and demonstrable track record of being an active and determined seller to achieve solid exit values even in softer transactional markets, as this sale demonstrates.”

Delancey was appointed to manage its client’s £1 billion core real estate portfolio in 2022 following a competitive tender process, replacing the existing manager.

Outside of core portfolio management, Delancey said it pursues value added and opportunistic real estate investments in the UK, investing via equity, debt, public markets, platform creation, and strategic partnerships.

Since the company’s establishment in 1995, Delancey and its management team have acquired, developed, managed and sold in excess of £20 billion of real estate and property-related investments.

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