

# DELANCEY COMPLETES SALE OF NORTH LONDON INDUSTRIAL ESTATE ON BEHALF OF UK PENSION FUND CLIENT

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London, UK – Delancey Real Estate (Delancey), a leading UK-focused investment, asset, and development manager, has announced the successful sale of Trafalgar Trading Estate in Enfield, London for £27.45 million, reflecting a net initial yield of 3.73%. The sale is the latest divestment to have been completed on behalf of Delancey’s client, a domestic pension fund.

Trafalgar Trading Estate comprises 11 units totalling over 79,000 sq ft of industrial space. Located in the Brimsdown Business Area of Enfield, the site benefits from close proximity to M25 (J25) and the A406 North Circular. Key occupiers include Rexel, Fairfax London, and Howdens.

The multi-let industrial park was acquired 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.

Commenting on the sale, **Dan Berger**, Director of Property and Funds at Delancey said: “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 c.£1bn core real estate portfolio in 2022 following a competitive tender process, replacing the existing manager.

Outside of core portfolio management, Delancey 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 £20bn of real estate and property-related investments.

For press enquiries, please contact: [media@delancey.com](mailto:media@delancey.com)

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**Dan Berger**  
Director of Property and Funds  
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