

33MW UK Data Center Campus Opportunity



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A purpose-built, brownfield data center campus in Liverpool, England, strategically positioned to serve the Liverpool and Greater Manchester markets as an alternative to congested UK hubs.

Full planning approval was secured in March 2026. A valuable **50MVA / 132kV grid connection** is already locked in with SP Energy Networks to support an estimated **33MW of IT load** (phased deployment).

Integrated into the Liverpool Connectivity Strategy via a resilient 222km dark fiber network, offering low-latency access to **eight subsea cable landing stations** and excellent highway/rail logistics.

Favorable site characteristics featuring low environmental risk (weather, seismic, topography, and river flooding) and a development-ready footprint.

A rare, highly de-risked UK opportunity combining secured high-capacity power, approved zoning, and robust international fiber connectivity during a period of severe power scarcity across European markets.

Metric	Phase 1 (11 MW)	Phase 2 (11 MW)	Phase 3 (11 MW)	Fully Stabilized (33 MW)
Contracted IT Load (90% utilization)	9.9 MW	9.9 MW	9.9 MW	29.7 MW Net Billed
Blended Rate	GBP 165 / kW / mo	GBP 165 / kW / mo	GBP 165 / kW / mo	—
Gross Annual Revenue	GBP 19.6M	GBP 19.6M	GBP 19.6M	GBP 58.8M / year
Estimated Operating Expenses (OpEx)	(GBP 3.9M)	(GBP 3.9M)	(GBP 3.9M)	(GBP 11.7M / year)
Net Stabilized EBITDA	GBP 15.7M	GBP 15.7M	GBP 15.7M	GBP 47.1M / year
Estimated CapEx Investment	GBP 120M	GBP 105M	GBP 105M	GBP 330M Total

TARGET PRICE
GBP 30,000,000

GROSS REVENUE
GBP 58,800,000

EBITDA
GBP 47,100,000

BUSINESS TYPE
Data Centers

COUNTRY
United Kingdom

BUSINESS ID
L#20261165

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