

Henry Boot's Origin JV secures 404,100 sq ft of new lettings

- 66% of Origin's total 711,000 sq ft of space now let or under offer -

Henry Boot announces that HBD, the group's property investment and development arm, has let a further 404,100 sq ft of industrial and logistics (I&L) space across Origin, its joint venture with Feldberg Capital. Following the lettings, 66% of Origin's 711,000 sq ft current total portfolio is let (59%) or under offer (7%).

At SPARK, Walsall, two units have been let at the 13-acre, £53m GDV development, located just off the M6. Relay Tech, a UK logistics business, has taken a 250,000 sq ft unit to support the enhancement of its delivery network, while one of the UK's largest energy suppliers, has leased a 18,300 sq ft unit as it expands its engineering and infrastructure hubs. Following these lettings, phase one of SPARK is now fully let.

Virgin Wines, one of the UK's leading online wine retailers, has taken 82,000 sq ft across two units at APTUS, the £100m I&L scheme in Preston, Lancashire, which is only 1.5 miles from junction 31A of the M6. Having been based in Preston for more than 20 years and employing a significant local workforce, Virgin Wines will relocate to modern, high-specification space. The space forms part of phase two of APTUS (£20m GDV), which is scheduled to complete this November.

At Markham Vale, Derbyshire, a 53,800 sq ft I&L unit within ARK phase two (£9m GDV) has been pre-let to a manufacturing business. The new unit, which completes in September 2026, will enable the occupier to consolidate its operations in a workspace with direct access to the M1.

Ed Hutchinson, CEO at Henry Boot, commented: "Securing these significant lettings reflects both the quality of the Origin portfolio and the depth of occupier demand for modern, sustainable industrial and logistics space in well-connected locations. Each deal has set new headline rents in its respective location and further supports our confidence in the portfolio's income and capital growth potential, as we continue to deliver projects aligned with the needs of leading occupiers."

Notes to editors

Henry Boot is one of the UK's leading land, property development and home building businesses - and we've been transforming land and spaces since 1886. Listed on the London Stock Exchange for nearly 100 years, we're renowned for quality, expertise, delivery and a partnership approach across the group, which comprises Hallam Land, HBD, Stonebridge Homes and Banner Plant. We have developed a responsible business strategy to help us meet our aim of being net zero carbon by 2030.

Operating across the UK, and employing over 400 people, we focus on three key markets: residential, industrial and logistics, and urban development. Hallam Land has facilitated 52,000 new homes since 1990, managing one of the top five largest land portfolios in the country, with the potential to facilitate over 100,000 homes.

HBD manages a development pipeline of £1.4 billion, the equivalent of 7 million sq ft of developments across our key markets, while maintaining a c.£120 million investment portfolio.

Stonebridge Homes, our jointly owned home building business, manages a land portfolio capable of delivering 1,500 homes, with an ambition to deliver up to 600 new homes a year.

For 65 years, Banner Plant has supplied construction products and services, operating from seven regional depots in the north of England.

From land promotion and property development investment to home building and plant hire, Henry Boot is where great places start.

www.henryboot.co.uk

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