



Western International Market

Hayes

LOCATION:	Hayes, West London
DESCRIPTION:	Retail
VALUE:	In excess of £100 million

Kier was selected ahead of stern competition as preferred developer by the London Borough of Hounslow Council to regenerate the historic Western International Market.

Working alongside the London Borough of Hounslow, Kier has delivered new state-of-the-art facilities to replace the obsolete existing premises. The flagship project included a new 136,000 sq ft produce hall and a 38,000 sq ft flower hall with associated maintenance and security buildings.

With the new market complete, Kier developed the former market maximising the value of this key site for Hounslow.



So far, a site sale of Plot 3 has been completed to Virtus for a 180,000 sq ft data centre. A speculative Trade City development on Plot 1 consisting of 56,000 sq ft in 9 terraced units has been undertaken speculatively on a 50:50 basis with DTZ Investment Management. Plot 2 was pre-let to Costco Wholesale for a 136,550 sq ft membership club and forward funded.

The development was undertaken using an open book approach with all the final profits, being split equally between all parties.

