

Patrick Stanton

BSc (Hons) MRICS

Partner, Commercial

Head of Logistics and Industrial

07918 709399

patrick.stanton@bidwells.co.uk



Bidwells' big box specialist transacted more space last year than any other industrial and logistics agent across the whole of East Anglia.

Patrick has worked for Bidwells his whole career. His 15 years exclusively spent specialising in industrial, logistics and development is now coming into its own as the nation's shopping habits transform. His passion for 'sheds' is unrivalled.

During 2020, he led the team that transacted a record 3.2m sq ft of big box space in 12 months across East Anglia. That's 1.8m sq ft more than any other firm in the region (Source: EGI Radius Exchange).

Institutional funds, property companies, landowners and occupiers come to Patrick because he's been a market specialist in East Anglia for over a decade. He has always promoted and pushed the virtues of investing in this specialist sector, even when most considered it the ugly duckling of the property world. Now it's the asset class of choice ('the swan sector'), his years of experience and hard work enable him to excel in his advice to clients.

His extensive knowledge of the wider logistics and industrial markets means he is now helping clients source land, understand occupiers and uncover huge opportunities as the market grows and matures. He was behind East Anglia's largest warehouse transaction in the last decade, 870,000 sq ft at Suffolk Park, Bury St Edmunds, in 2020 and the agent responsible for transforming Peterborough Gateway from 250 acres of arable land into a 4.7m sq ft prime UK logistics park.

Key relevant project experience

Roxhill Developments, Peterborough

Roxhill, is a joint venture partnership with Milton Estate, obtained consent of over 5 million square feet of B1/B2/B8 on a 240 acre site to the south of Peterborough.

For the past six years Patrick has provided development, sales and letting advice which highlights including a 35 acre land sale to Lidl, freehold turnkey sale to Smart Garden of 251,000 sq ft and 700,000 sq ft pre-sale to Urban Outfitters.

Peterborough 80 & 200

Advice on the purchase of two warehouse units of 80,000 sq ft & 200,000 sq ft for Clearbell Capital Ltd.

Provided purchase advice on the local and wider markets, advice on the refurbishment works and after purchase concluded successful lettings to Amazon and Bokomo Foods.

Amazon.co.uk

Patrick has advised Amazon on the acquisition of over 600,000 sq ft of warehouse space across the UK.

This has enabled Amazon to establish their network of next days delivery stations in units between 50,000 – 200,000 sq ft stretching from London, Bristol, Manchester, Glasgow and many more in-between.

Spicers Site, Cambridge

Patrick completed the sale of a 550 acre mixed industrial, office, agricultural site five miles south of Cambridge on behalf of a US Bio-technology company.

As part of the sale process financial analysis of potential uses of the development land were carried out to ensure value was maximised.

The site was purchased by Huawei for £37.5m for their new Cambridge HQ.