

Associate Director, Investment, Thames Valley

Full-time, permanent

Slough

Closing Date: EOD Friday 12 August 2022

About us?

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. We invest in high-quality real estate, actively manage our portfolio and sell assets to crystallise attractive returns. We own, manage, and develop light industrial property and modern warehouses with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £18 billion. We are spread strategically across locations in the UK and in Continental Europe.

Our goal is to be the leading owner, manager and developer of industrial properties in Europe and the partner of choice for our customers.

Why work for us?

94% - employees feel engaged (2020 employee survey)

SEGRO is a friendly, vibrant community. We believe SEGRO people are amongst the best in our industry. We have a talented and committed team of employees in the UK and across Continental Europe. Our aim is to continue to attract, develop and retain the best and brightest employees in the industry.

We are proud of our track record in spotting and nurturing talent. Our ambition is to make sure every individual has the opportunity to maximize their potential and their careers with SEGRO.

What are we looking for?

We are currently looking to appoint an Associate Director, Investment, Thames Valley to manage investment activity for the Business Unit (BU) including identification and acquisition of new development land and investment opportunities across the Thames Valley market. Coordinate annual forecasting and budget process, bi-annual valuations for the existing portfolio and support BU leadership with strategic asset management activities.

The role's principal accountabilities will be in:

Sourcing development opportunities:

- Work alongside the Director to deliver regional strategy which maximises TPR.
- Adopt a dynamic approach to the delivery and sourcing of land opportunities, including change of use, partnership and land promotion opportunities.
- Identify opportunities for new maximum value, market leading mixed-use developments in target locations, leading initial design, due diligence and presentation to BU Leadership.

- Work in collaboration with Asset Management, Technical Development, Group Investment, and Partnership Development teams to prepare compelling business cases in support of acquisitions.
- Manage new acquisitions from inception through to completion and handover to BU Asset Management/ Project Delivery teams, leading on communications and project updates.
- Establish and maintain market presence and a strong network with all external stakeholders, including agencies, consultants, customers, and stakeholder networks.
- Coordinate new business process including presentations to BU Leadership, managing introductions, maintenance of land and investment transactions database and library.

Investment

- Identify and execute acquisitions and disposals of land and property as part of the capital recycling programme, in line with Group objectives.
- Ensure deals are delivered diligently and with maximum commerciality.
- Manage and coordinate bi-annual valuations for the Thames Valley business unit.
- Coordinate, evaluate and disseminate MSCI portfolio benchmarking.
- Manage and coordinate the business unit annual forecasting and budget process.
- Support Asset Management team with strategic asset management initiatives across the portfolio, including implementing an analytics-based approach to portfolio decision making.
- Regularly collaborate with Group Investment and other BU Investment Directors, including on shared initiatives such as portfolio transactions and group research and benchmarking projects.
- Lead on new research initiatives for Thames Valley, managing external consultants.

You will have...

- Strong commercial awareness.
- Highly numerate and analytical.
- Experience with Argus Enterprise, Argus Val Cap Developer.
- Proficiency in Excel modelling and cashflow analysis.
- Demonstrable transactional experience with clear track record of creating and adding value.
- Excellent influencing and networking skills with new and existing stakeholders.
- RICS Chartered Surveyor.

It would also be nice for you to have...

- Technical awareness of construction, planning, transport, H&S and environmental constraints.
- Experience in master planning development sites.
- Thorough knowledge of property legislation.

Special job requirements:

- Full driving licence.
- Ability to attend networking events and social functions outside of normal working hours.

What we offer...

Competitive package including 30 days annual leave, private health care, pension, life assurance. As well as an annual medical check-up, a wellbeing programme and an annual charity day of giving.

We provide excellent opportunities for training and development, supporting employees with their career ambitions. We have a range of high-quality education and training on personal and professional skills that enable our people to fulfil their potential.

How to apply:

If you would like to be considered for this role, please send your CV with covering letter detailing your suitability for the role to HR.Recruitment@SEGRO.com by EOD Friday 12 August 2022.

SEGRO is an equal opportunities employer.
No Agencies please.

At SEGRO we want all of our people to be able to reach their full potential and thrive and we are committed to creating an inclusive environment for all employees, where everyone can be themselves, have access to fulfilling careers and opportunities, and feel supported.