

Associate Director, Development, Netherlands

Full-time, permanent

Amsterdam

Closing Date: EOD Friday 9 September 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, Development, Netherlands to coordinate the delivery of the development strategy and capital expenditure programme in line with the agreed annual budget and medium-term plan.

SEGRO still has a landbank of 7,5 ha near Amsterdam Airport to develop out in 2021-2023 and we are looking for new land opportunities to grow out portfolio in the next coming years. The Dutch logistic RE market is one of the most dynamic markets in Europe with the attractiveness of Rotterdam Airport, Amsterdam Schiphol and the great infrastructure going into the rest of Europe.

The role's principal accountabilities will be in:

- Creating planning and development strategies in conjunction with the Head of Netherlands.
- Delivering the development pipeline as approved in the budget and Medium-term plan.
- Identifying development / land acquisition opportunities through market and occupier contacts that complement the existing development programme and enhance portfolio returns. To prepare appraisals and cash flows to demonstrate project viability in accordance with target returns for NL.
- Preparing and submit Board Papers to secure capital approval for both speculative and pre-let schemes.

- Securing planning / building permit approvals, either by direct negotiations with the authorities or via planning / building permit consultants. And, to write project briefs and transfer the projects to the Technical Delivery team / project managers who manages the external professional team including: architects, planning consultants, cost consultants, environmental consultants, engineers.
- Regularly reporting on scheme viability and produce forecasts for capital expenditure on current and planned schemes.
- Liaising with the Asset Management and Leasing teams to actively seek development/ refurbishment or reconstruction opportunities that will contribute to portfolio out performance.

You will have...

- Experience of commercial property development from inception/initiative through to completion.
- Drive and passion in securing the best deal for SEGRO and Customer.
- Expertise in planning processes and construction procurement.
- Knowledge of related legal and environmental policies.
- Competence in Argus Developer appraisal software and Argus Enterprise.
- Wide range of property and occupier contacts.
- Extensive market knowledge.
- Proven report writing and presentation skills.
- Excellent commercial awareness and negotiation skills.
- Fluent in Dutch and English. German language is a strong advantage.

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

- Knowledge of the local industrial property sector.
- Knowledge of 'green and sustainability' issues.
- Previous experience of leading and motivating teams.
- Intermediary level IT skills – MS Excel & Word.
- Member of RICS.

Special job requirements:

- Full Driving Licence.
- Willingness to attend industry functions and social events outside of normal working hours.
- Willingness to travel (Netherlands, Germany and in the UK).

What we offer...

Competitive package including; 30 days annual leave and lunch vouchers. As well as 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.

All employees participate in our annual bonus scheme and have the opportunity to own a stake in the company through share schemes open to everyone.

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 9 September 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.