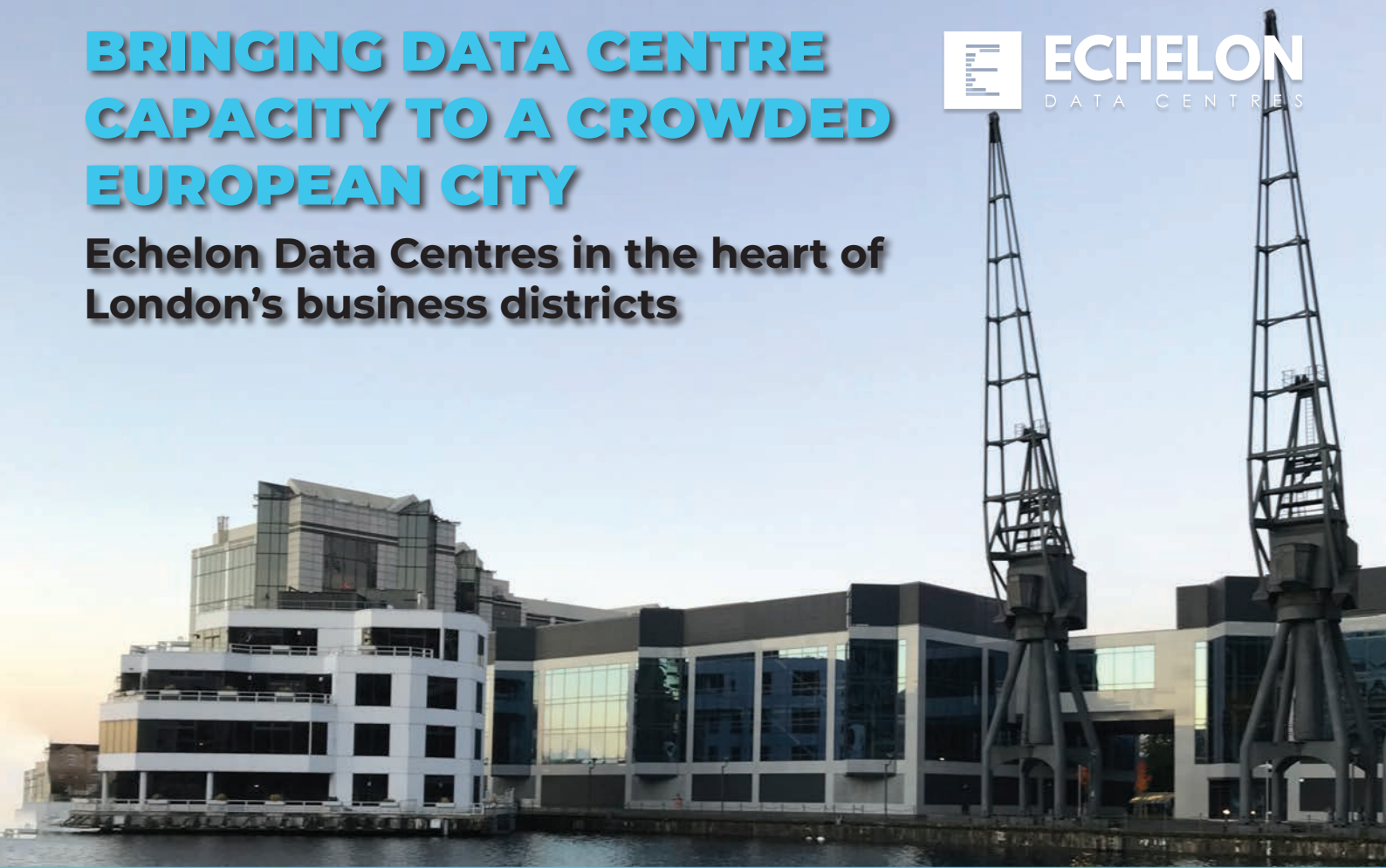


# BRINGING DATA CENTRE CAPACITY TO A CROWDED EUROPEAN CITY

## Echelon Data Centres in the heart of London's business districts



### Background

At the beginning of 2019, a new entrant to the data centre sector - Echelon Data Centres - announced an investment of €1bn in two data centre developments on the island of Ireland. The two facilities combined would have a capacity of at least 184MW, planning permission was in place and firm power agreements had been signed.

It is the right time to be investing in data centres and their operation. The wholesale adoption of – and reliance on – electronic payments, the inexorable rise of artificial intelligence (AI), the continuing roll-out and acceptance of the Internet of Things (IoT), the rapid adoption of virtual reality (VR) as a business collaboration tool and the established use of augmented reality (AR) in marketing communication all means the dataverse is expanding exponentially.

Echelon Data Centres is proud to be an Irish company building a European network of large-scale data centres to meet the rapidly growing demand for data processing in the global digital economy

### London – a Crowded Financial Capital

London, and particularly the business districts of The City and Canary Wharf, is home to many of the global businesses whose operations are data intensive. While Ireland's climate, connectivity, relatively small geography and progressive political environment makes it eminently suited to large-scale data centre infrastructure, London's business focus and limited capacity requires a more tailored approach.

The purpose-built centre at LCY10, Greenwich View, is understood to be the first new facility to come on stream in nearly three decades, in an area where there are 22 existing data centres.

It will be tenant-ready in Q1 2021 and provides immediately accessible capacity in an area of high demand and limited availability. It is ideally located for low latency services for both Canary Wharf and The City.

It was Echelon's stated intention (at the time of its launch) to have 500MW of capacity in 5 countries by 2025. At the end of 2020, Echelon's masterplan allows a possible capacity of 400MW on sites in Ireland and the UK, with further European sites in the pipeline.

In September 2019, Echelon Data Centres announced a £150m investment in a 20MW data centre facility in London's Docklands.



## ECHELON LCY10

### LCY10 – Space, Capacity and Availability

The new facility is currently a 12,000 sq m powered shell and therefore adjustable to meet tenant specifications. It also benefits from 1,200 sq m of available office space and on-site parking with charging for electric vehicles.

Niall Molloy, CEO of Echelon Data Centres, believes that LCY10's data centre capacity represents a significant and unique opportunity in an area with high barriers to entry.

"We believe that this is the first new facility in the area since the 1990s – and there's generally a lack of space for existing facilities to expand – and we recognise the intense demand for the sort of capacity it will deliver.

"In addition, LCY10 has excellent network connectivity being part of the Docklands Metropolitan Ring, is located in close proximity to a number of global operators, and offers leases from 2MW upwards. It's within sight of the City and of Canary Wharf, and is ideally located to serve both those international business hubs."

**"Finding 20MW of capacity in the heart of London's business district is not easy. It's a scarce commodity, given the location, the availability of power and the ability to accommodate high-density racks."**

### Cooling with History

LCY10 offers power, connectivity, location, availability and office facilities in an area where all of those things are at a premium and where demand is naturally high.

Those solutions are rooted in the need for 100% renewable energy supply, as well as in innovation in energy management and increasing the efficiency of energy usage by the hardware housed within the buildings.

While complete and viable answers are being developed to the questions that every operator needs to ask, in the short-term, Echelon's LCY10 has an historical and readily available answer to the perennial issue of data centre cooling.

The site is located in the heart of London's historic docklands, at the very edge of Millwall Outer Dock – which contains a body of cold water that is ready to be utilised in a dock cooling system. Similar cooling programmes are already being utilised in Continental Europe and offer a simple, convenient and sustainable method of addressing a key issue in data centre cooling.

**There are, of course, other factors at play in the development of the data centre sector, as our industry attempts to balance growing demand for the infrastructure against the inescapable need for sustainable solutions.**



## Echelon Data Centres

- Echelon Data Centres is a data centre owner, developer and operator building a network of large-scale data centre campuses across Europe to meet the rapidly expanding global demand for data processing and storage solutions
- With a strategic focus on occupiers with large-, medium- scale, and long-term requirements, Echelon offers complete solutions from powered shells to full custom fit outs
- Echelon is owned by Aldgate Developments, which has more than one million sqft of commercial development delivered and in progress in Dublin and London
- All of Echelon's data centre sites are fully owned and its active projects are self-funded.

For further details or to request to request access to the data room, please contact:

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