

Building for the Future

Our next generation of stores

The expansion of new stores is crucial for Big Yellow's future growth, especially in London where site acquisition and development opportunities are scarce.

We are currently on site at nine projects, all of which are within the M25, or within close proximity. Once fully operational over the next three years, these developments along with the other five sites in our pipeline, will add an additional 1,033,000 sq ft of revenue-generating storage capacity.

A new central London store in Wapping

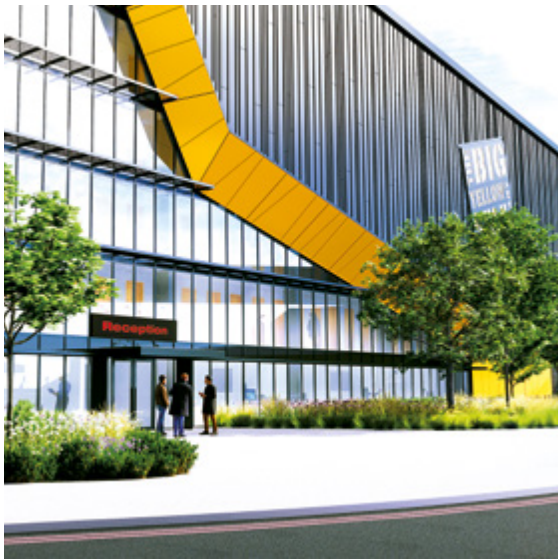
Our new Wapping store is immediately adjacent to the existing Big Yellow Wapping store. It will have significant roadside visibility, located on The Highway, just half a mile east of the Tower of London. Tobacco Dock and London Dock, which are both currently undergoing redevelopment to residential apartments, are close by.

The new store consists of 130,000 net sq ft of storage over seven floors as well as flexi offices. We are targeting a BREEAM accreditation of Excellent.

The site itself is in an area of historical interest, close to a main Roman and Medieval thoroughfare. An archaeological dig was undertaken in cooperation with Historic England, prior to any construction starting. Although no physical historical foundations have been found, many artefacts have been recovered and sent away for dissemination.



Artist's impression of our new Wapping store.



Artist's impression of our new Staples Corner store.






Our eye-catching new store at Staples Corner

We are delighted to be building a new freehold store on the site of a former car showroom. This will replace our current leasehold Staples Corner location, where we have been trading for 25 years.

This prominent new site is located close to the Brent Cross Shopping Centre and next to the junction of the A5 and North Circular. We have designed an iconic, landmark building for this highly visible site.

We are excited about the eye-catching design of this new store, which will comprise 135,000 sq ft of storage space across five floors plus flexi offices. Planning was approved in July 2024 and demolition and site clearance have already been completed, with a view to the store opening in the summer of 2026.

Our development sites with planning consent

Location	Status
 Staines, London	Construction commenced with store opening in July 2025. We are also developing 9 industrial units on the site totalling 99,000 sq ft.
 Queensbury, London	Construction commenced with store opening in October 2025.
 Wembley, London	Construction commenced in late 2024 with store opening in March 2026.
 Slough, Bath Road	Construction commenced with store opening in spring 2026.
 Epsom, London	Construction commenced with store opening in summer 2026.
 Staples Corner, London	Construction commenced with planned store opening in summer 2026.
 Kentish Town, London	Demolition commenced, with a planned store opening in autumn 2026.
 Wapping, London	Construction commenced with store opening in late 2026.
 West Kensington, London	Demolition of existing building to commence this year, with a store opening anticipated in summer 2028.
 Newcastle	Planning consent granted, vacant possession awaited.