

A FRESH APPROACH

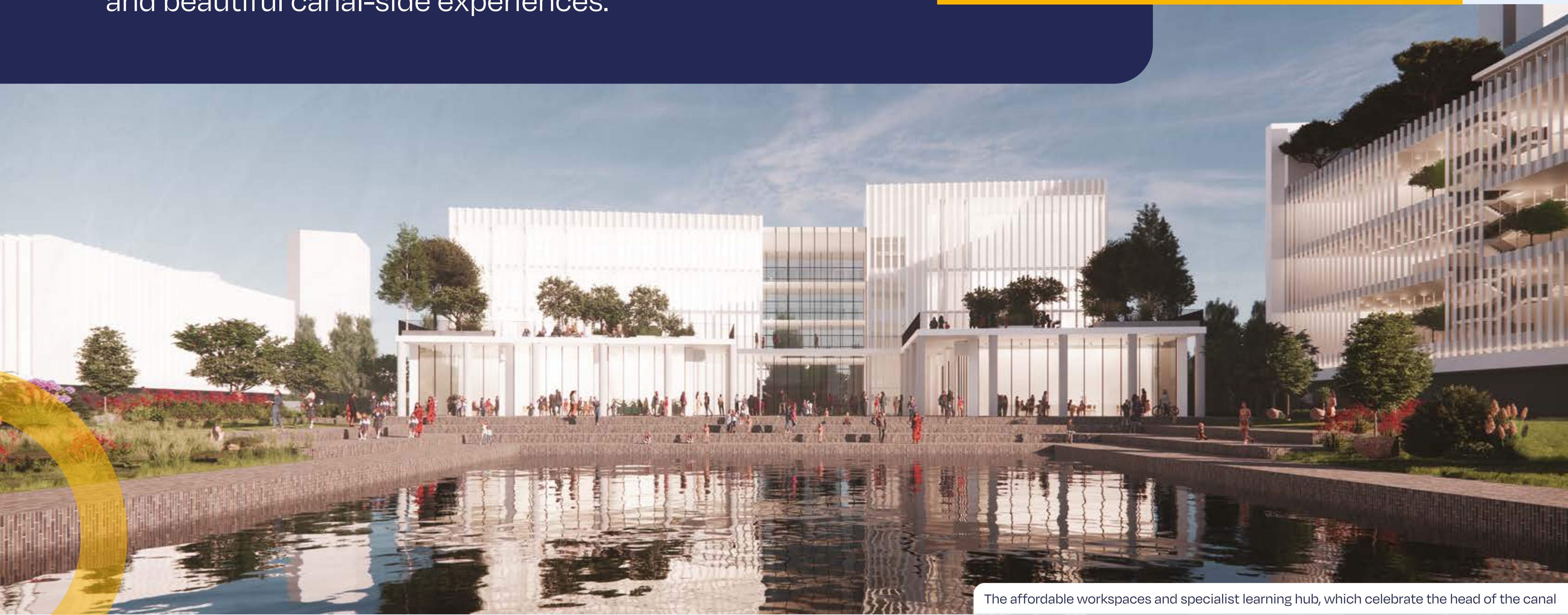
FOR THE FORMER HONEY MONSTER FACTORY SITE

CyrusOne is looking to create one of the UK's leading data centre campuses in Southall.

Today, you can find out more about our plans for high-quality local jobs, a specialist learning hub and beautiful canal-side experiences.

Next steps

- Spring 2025: A planning application is submitted to LB Ealing
- Summer 2025: The application is considered by LB Ealing
- 2026: Works begin on the data campus (expected)
- 2029: All works are completed and the campus is opened (expected)



The affordable workspaces and specialist learning hub, which celebrate the head of the canal

The team

Site owner and developer



Planning consultant



Lead architect



Landscape architect



Sustainability consultant



Consultation and engagement



Social value consultant



Tell us what you think!



Draw out your ideas for the canal-side with our **resident artist**.



Work with our design team to **create firework rangoli landscape drawings**, to celebrate the festival of light.



Fill in our survey! We will donate £5 to a local charity for every survey filled.



Don't forget to try on our VR headsets to see our Frankfurt Data Campus and learn about the inner workings of these facilities!

Got any questions? Get in touch!

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THE DATA CENTRE MYTH-BUSTER

WHO ARE CYRUSONE?

CyrusOne is a **leading global data centre developer and operator**, with more than 55 data centre campuses worldwide.

We're investing £6.3 billion in the UK, alongside other companies.

What is a data centre?

- Data centres store and process data for big businesses.
- They enable us to use everyday digital services such as WhatsApp, social media platforms, video conferencing tools and stream videos from Netflix and Amazon Prime, amongst others.
- The Government has already taken great strides to support our industry by designating data centres as Critical National Infrastructure (CNI).
- They have very little impact on close neighbours and generate low levels of noise and traffic.
- They can also support hundreds of highly skilled, well-paid jobs, apprenticeships and training opportunities.



The UK has the highest number of data centres in Europe and is a **world-leader** in the sector



The data sector is expected to **grow substantially** over the next decade



The total investment in UK data centres since the General Election has risen to over **£25billion**



Our sector is estimated to generate **£4.6billion in revenue each year for the UK**

All the stats referenced above have been sourced from studies undertaken by the national Government



An image of data halls within a centre

Myth v Reality

Myth: Data centres don't employ anyone

Reality: Data centres create plenty of jobs. Not only do they create jobs at each facility, they also open employment opportunities across supply and customer chains, construction, maintenance and IT.

Myth: Data centres are bad for the environment

Reality: Data centres do consume a lot of power, but energy intensive does not mean inefficient. Our data centres are all powered by electricity, and this site will use 100% renewable sources. This electricity will be sourced from outside the borough, meaning it places no additional strain on the local network.

Myth: Data centres don't affect me

Reality: Data centres play a huge role in the online lives of everyone. Each time you browse the internet, stream a video, or use social media, data centres are working behind the scenes to store and process the data that makes these services possible.



Our 5 pledges to you

We will:

1. **Hire locally** wherever possible.
2. **Provide education** and training opportunities.
3. **Partner with local businesses** for the supply of goods and services where we can.
4. **Offer affordable workspaces** at flexible rates.
5. **Create spaces for everyone** to enjoy.



UTC Heathrow - Sports Facilities Opening Day

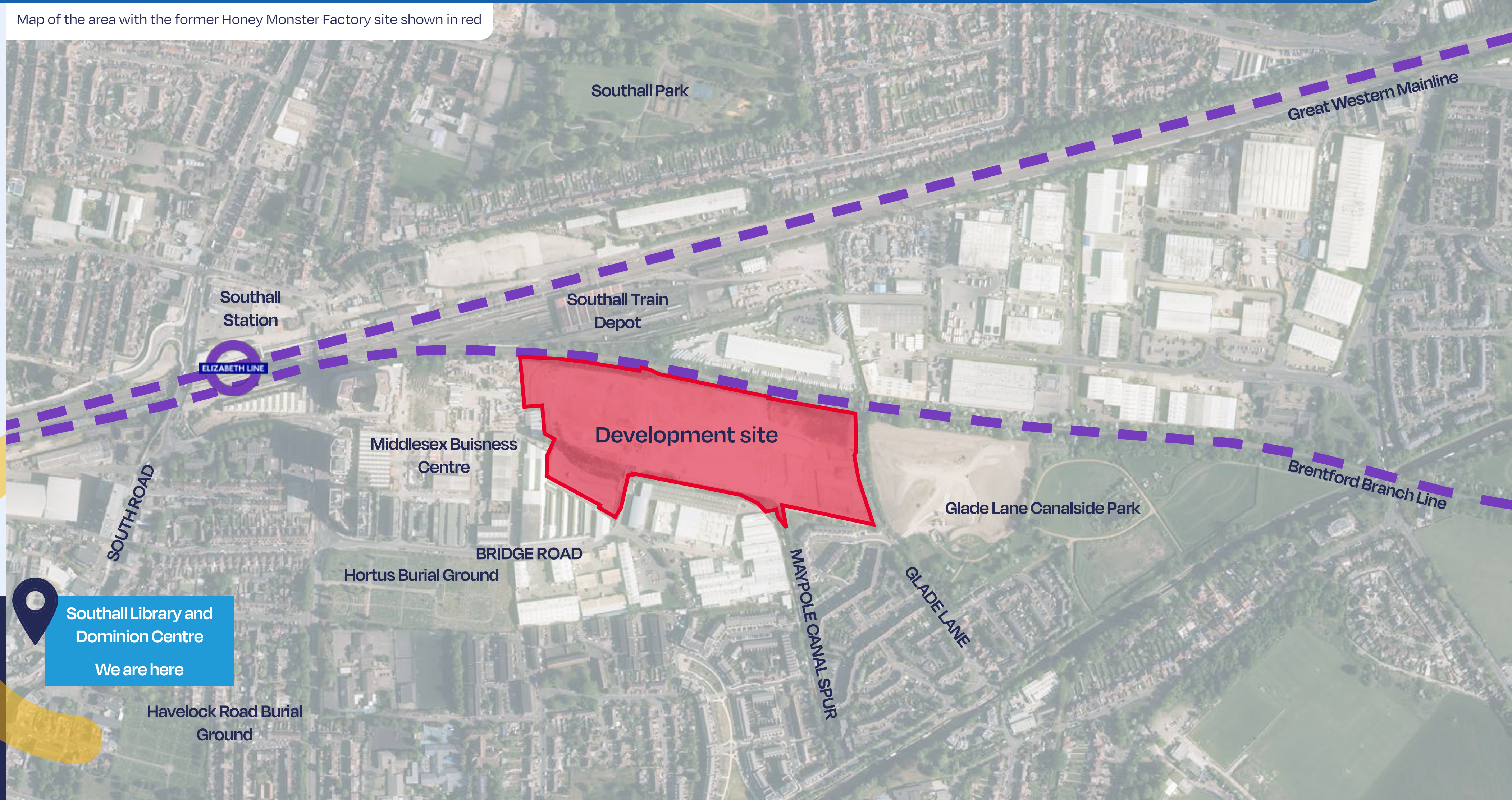


Enter the virtual world!

Try our VR headset to explore our Frankfurt data campus.

NO MORE HONEY MONSTER

Map of the area with the former Honey Monster Factory site shown in red



NEW BEGINNINGS

For many years, this **6.8-hectare site** housed the **Honey Monster Factory**, which closed its doors in 2016.

There have been a number of **unsuccessful attempts to redevelop** the site by previous owners under joint partnerships.

We then took over the entire freehold last year. As the sole owner, **we're now able to deliver on this site's enormous potential.**



Why Southall?

- It's close to the town centre.
- It's well-connected to great transport links.
- It's located in a prime job creation area.
- It has a long manufacturing history.
- It's a large site which is located within an established availability zone, that can support a campus of this scale.
- It intensifies Locally Significant Industrial Land.
- It aligns with Ealing Council's Southall Reset programme.

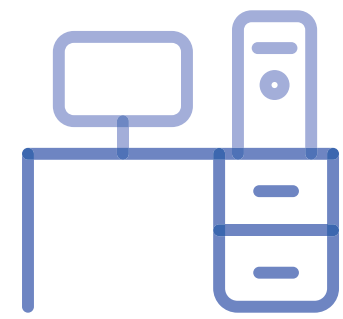
The former Honey Monster Factory site at present



DELIVERING FOR SOUTHALL



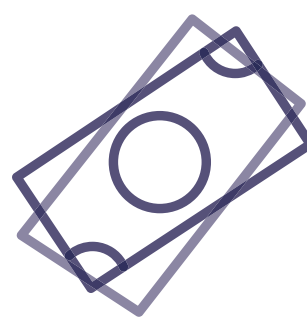
c.650 high-quality, well-paid jobs
(exceeding the London Living Wage).



Over c.4,500 sqm
of affordable workspace.



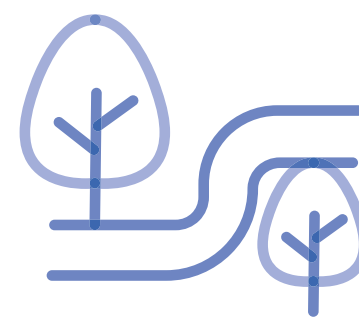
A specialist learning hub
for residents, supporting them in careers across the data and technology sectors.



£1.4bn investment
in a UK leading data centre campus of local, regional and national importance.



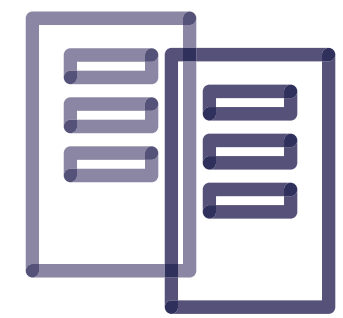
Improved air quality and reduced traffic congestion, compared to previously consented schemes on the site.



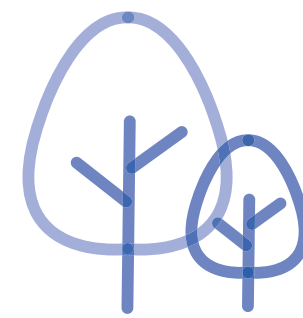
New canal side experiences, including nature and public art trails, outdoor gym, café, shops and community facilities.



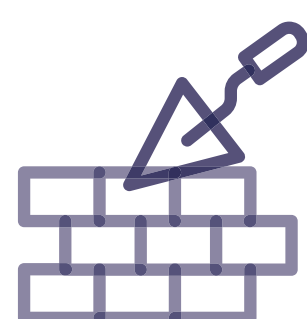
Significant travel improvements, including new public paths for walkers and cyclists and a bus route, as well as other local enhancements.



12 'data halls', adding up to **c.62,700 sqm** of space.



New landscaping and ecological improvements, trees and diverse habitats.



c.1,200
construction jobs.



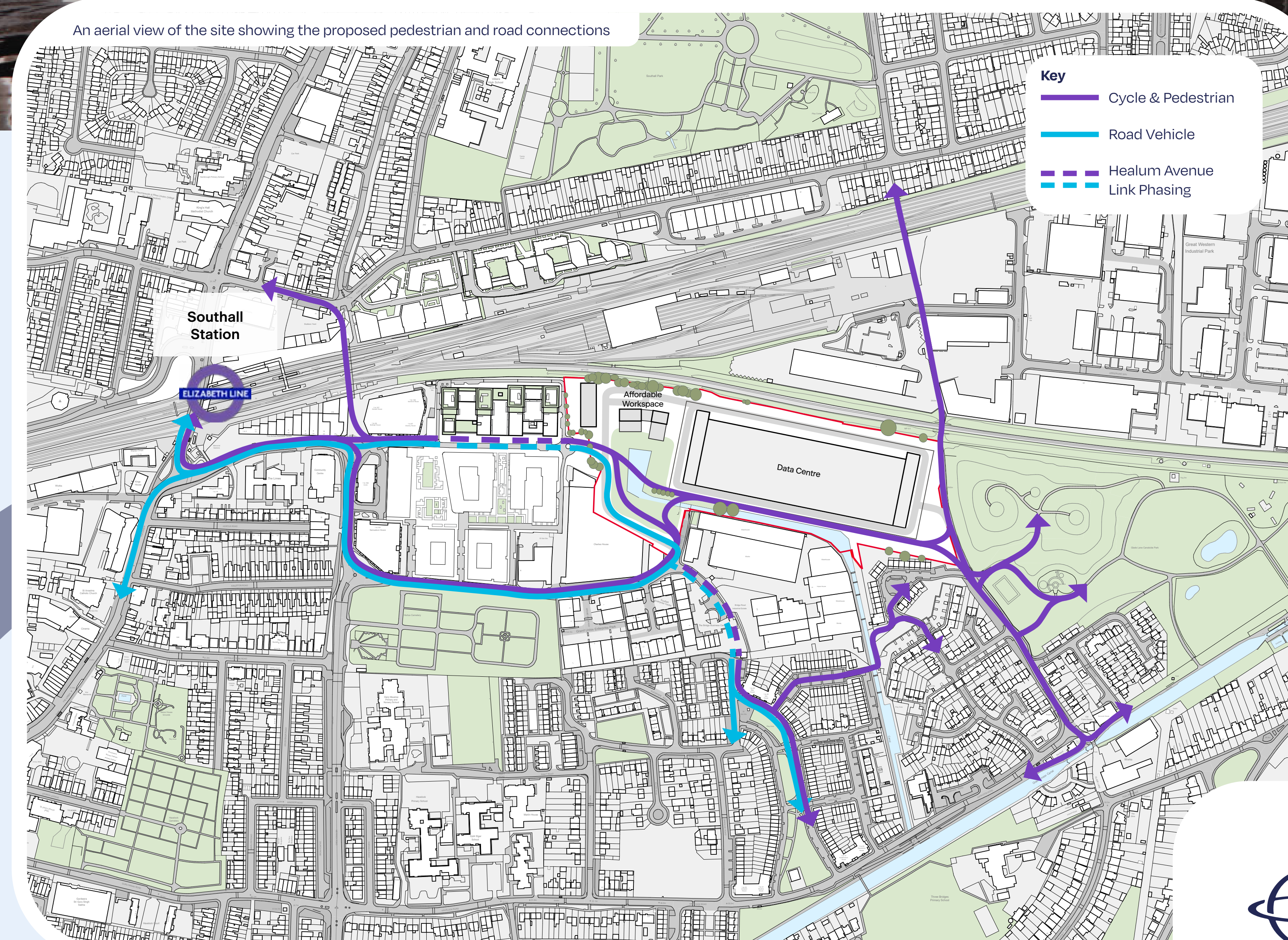
Powered 100%
by renewable energy.



24/7 security
to ensure the data centre itself and surrounding public areas are safe and secure.



View of the proposed data centre looking from the new public green space



Please note all the figures referenced above are projected estimations.

A PLACE FOR LEARNING



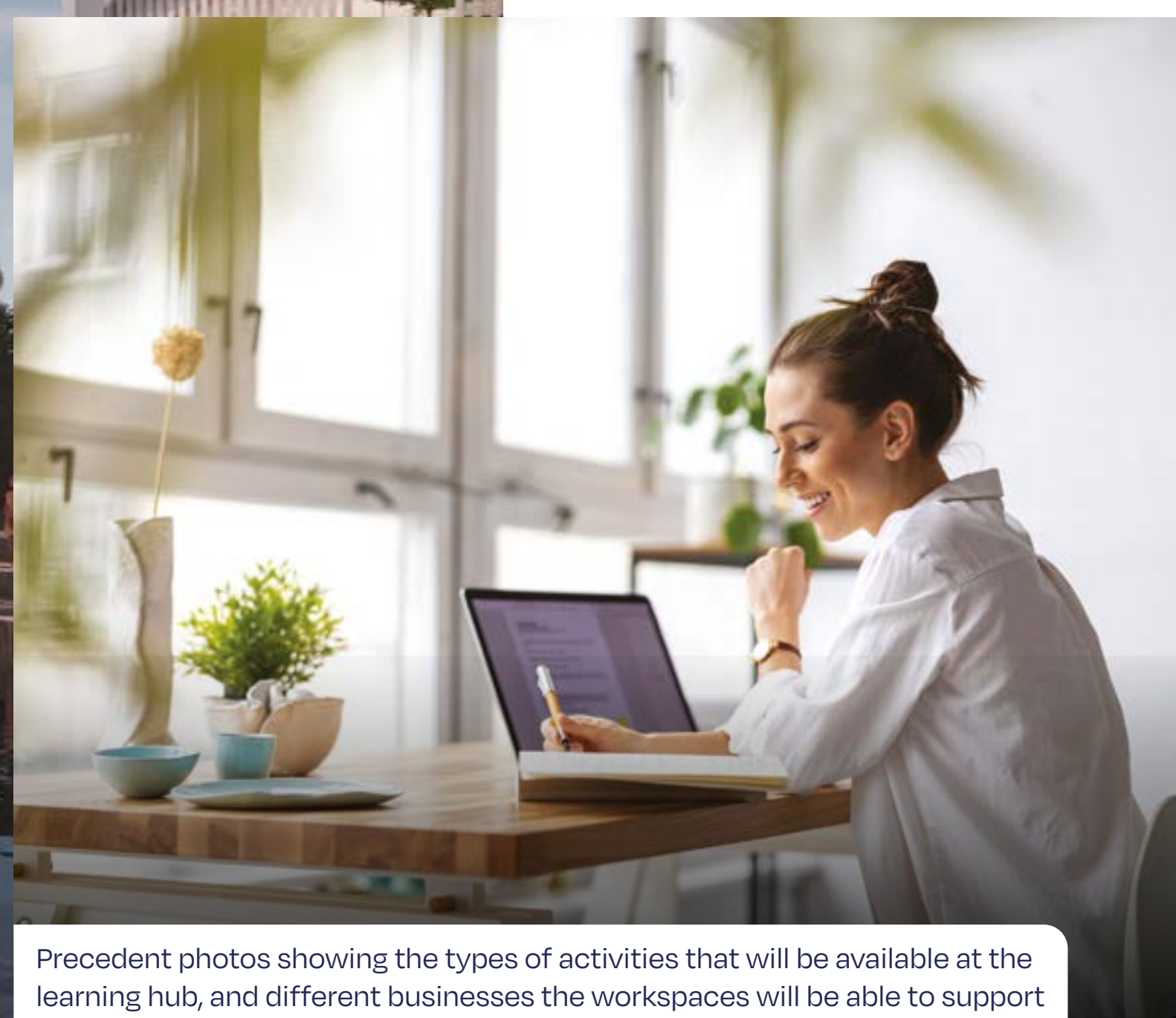
Specialist learning hub

– creating opportunities for local residents to learn and prepare for careers in the data and technology sectors. We are working closely with nearby local colleges and universities to operate the facility – a model which has worked successfully at our other sites across the UK.



Affordable workspaces

– for local start-ups, freelancers, creatives and small businesses at discounted rates.



Precedent photos showing the types of activities that will be available at the learning hub, and different businesses the workspaces will be able to support

Employment pathways

We will open up a number of employment pathways for residents.



Local student

18-21 yr olds

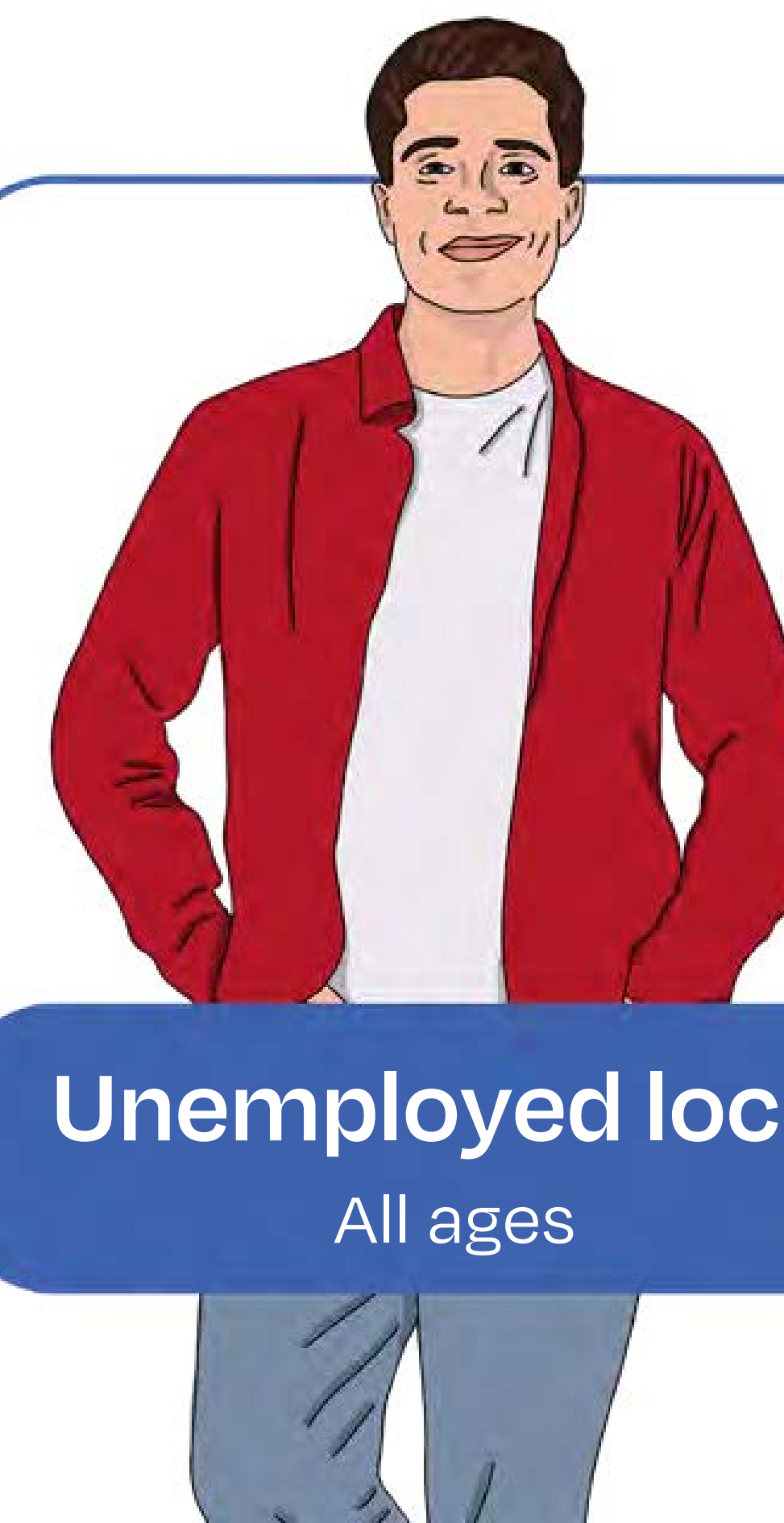
- Work experience and summer camps
- Talks and lectures at local schools and colleges
- Careers guidance counsellors



Local young person

13-15 yr olds

- Programmes with schools
- Visits to the data centre and career days



Unemployed local

All ages

- Training courses and CV workshops
- Partnering with local Job Centres



JOBS OF THE FUTURE

- We're looking to deliver a total of c.650 jobs, alongside c.1,200 jobs during construction.
- These jobs will provide higher average salaries compared to the previously consented schemes on the site.
- We will offer local apprenticeships and better training opportunities for local people throughout the operation of the new facility.
- We will work with local firms and suppliers where possible at every stage of the project, from construction to operation.



	Consented scheme (2023)		Developing proposals (2024)	
Construction jobs	216	↓	c.1,200	↑
Average salary (per job)	£43,780	↓	£57,300	↑
% difference vs South all average salary	+26%	↓	+65%	↑
GVA per jobs	£64,700	↓	£134,000	↑
Total Gross Value Added (GVA)	£71.8m	↓	£87.1m	↑
Business rates	£1.2m	↓	£3.1m	↑
Social value added	£1.9m	↓	£10.45m	↑

Please note all the figures referenced in the table above are projected estimations, which will be updated as we continue to undertake further studies.

NEW CANAL-SIDE EXPERIENCES

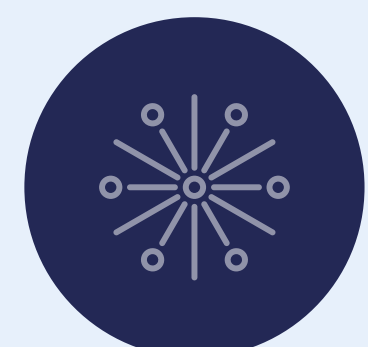
– HELP US SHAPE THESE!

We're opening up the spaces around the site to the public for the first time in decades. We're exploring a number of ideas – **and we want to develop these with you!**

You can:



Share your ideas with our resident artist



Draw your plans on the firework rangoli landscapes



Fill out our survey

Our early thinking...



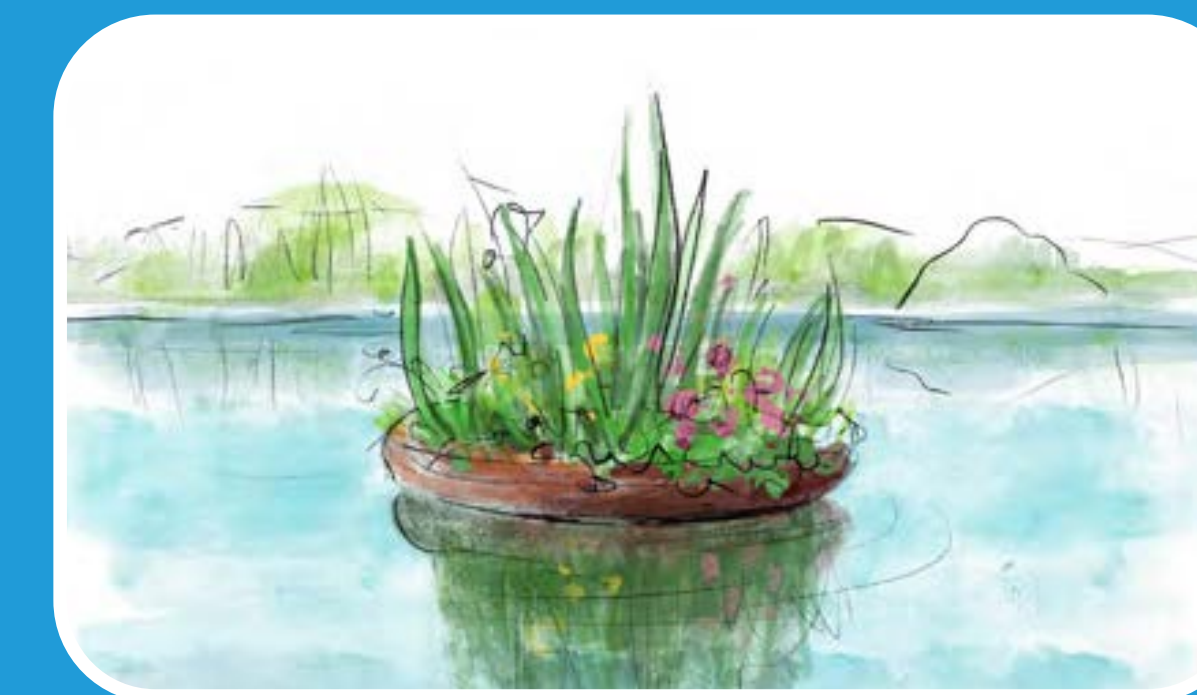
Canal-side walkways, featuring new trees and plants.



Open-air cinema.



Flexible ground-floor spaces.



Floating islands – home to bugs, insects and flora.



Public art trail around the site – reflecting the rich cultural and industrial heritage of the area and site.



Public areas.



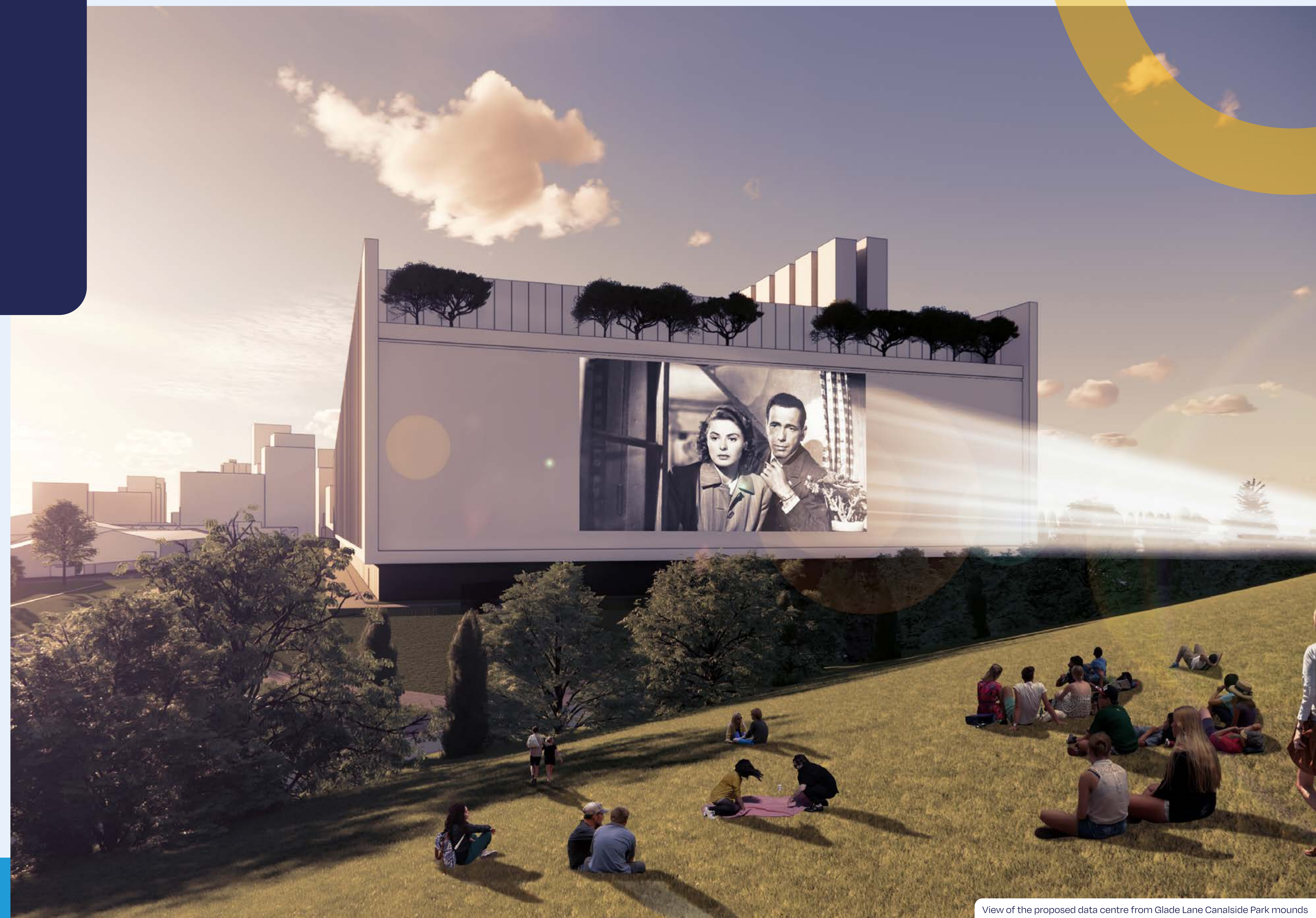
Outdoor gym.



Bird boxes & bee hives.



A community garden.



View of the proposed data centre from Glade Lane Canalside Park mounds

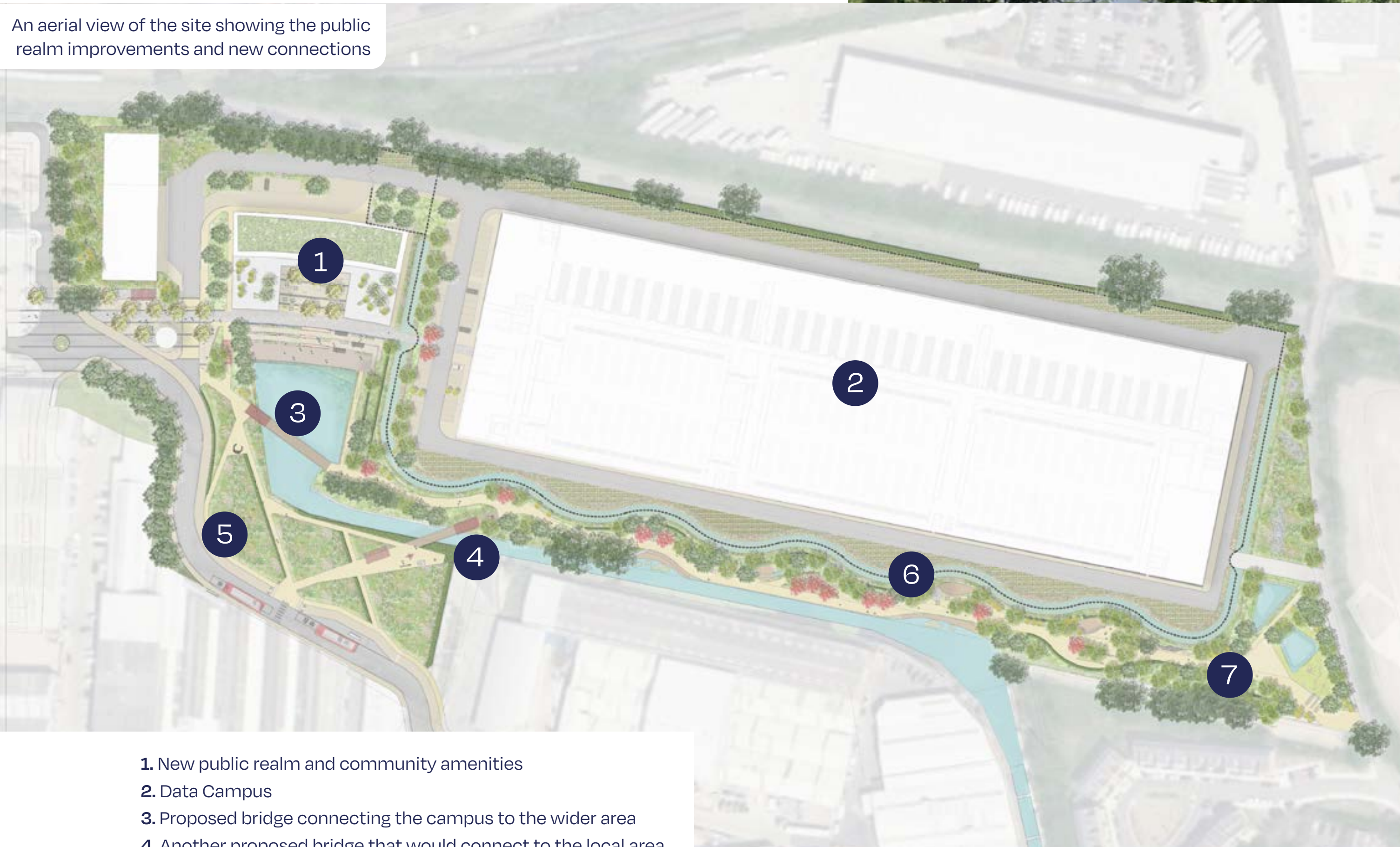
GREENER THAN EVER BEFORE

We will increase biodiversity, develop better public realm, and create a green spine linking the west and east of the area.

View of the proposed data centre from Glade Lane Canalside Park mounds

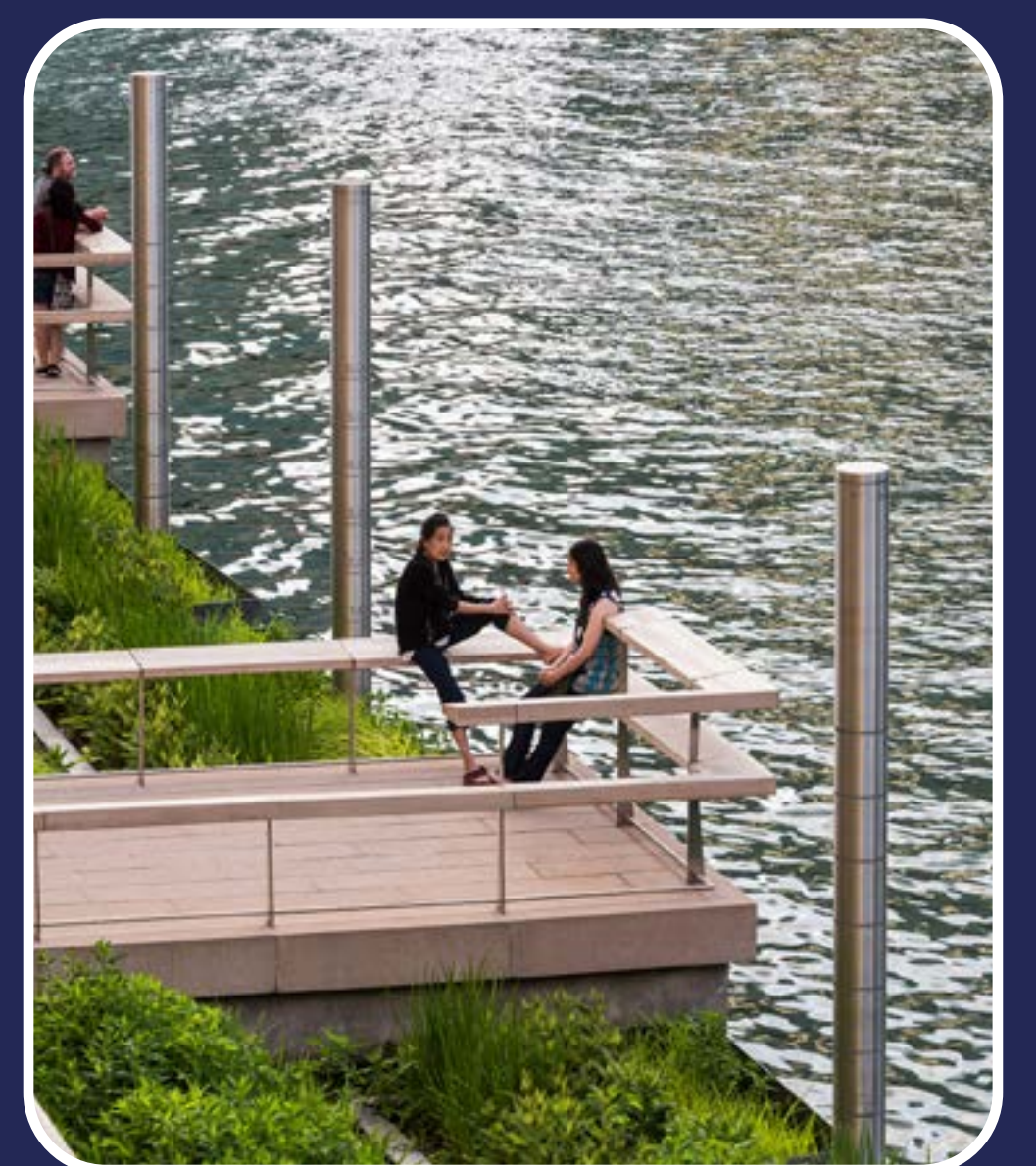


An aerial view of the site showing the public realm improvements and new connections



1. New public realm and community amenities
2. Data Campus
3. Proposed bridge connecting the campus to the wider area
4. Another proposed bridge that would connect to the local area
5. Improved landscaping and new planting
6. Proposed east and west connection route
7. New public realm and social spaces

- We are committed to extremely high standards of sustainability as a founding signatory to the Climate Neutral Data Centre Pact, and to becoming net-zero by 2030.
- This Pact ensures that data centres meet challenging standards regarding clean energy use, energy consumption, water consumption, and other key environmental metrics.
- Our campus will be powered by sources from outside of the local network, meaning no additional pressure will be put on the grid in West London. This will also come from renewable sources.
- Our plans will only require a small number of servicing and delivery vehicles – much less compared to the previously consented schemes.
- We're also improving local connections, with a new dedicated bus route, alongside pedestrian and cycle paths.



Precedent photos of what the new walkway and public spaces could look like