

ESR Europe secures AO.com letting at Alsager 325



LONDON 11 May 2026 – ESR Europe, the European platform of ESR Group, has completed the letting of a 324,838 sq ft modern distribution facility at Alsager 325 in Cheshire to one of the UK’s most trusted electrical retailers, AO.com.

The Bolton-based retailer has agreed a five-year lease on the high-bay logistics facility on Lawton Road, as a stock warehouse rather than a 24/7 delivery hub. Alsager 325 benefits from direct access to Junctions 16 and 17 of the M6, strengthening AO.com’s distribution network across the North West and Midlands.

Alsager 325 comprises a 265,979 sq ft warehouse, together with more than 23,500 sq ft of integrated office accommodation across ground and first floors. The building offers a high-quality, well-specified logistics solution in a proven distribution location, aligned with the operational requirements of national occupiers.

The transaction highlights continued tenant demand for well-located, large-scale logistics assets with strong transport links and operational flexibility, as well as the benefits of active asset management in securing high-quality occupiers.

Roun Barry, CEO of ESR Europe, said: *“As asset manager, our focus is on delivering strong outcomes for our client by positioning assets to meet occupier demand. Alsager 325’s specification, location and connectivity made it an attractive proposition for AO.com, and we are pleased to have completed a letting that works for both the occupier and our client.”*

Dave Ashwell, AO.com, said: *“This facility at Alsager will play an important role in supporting AO.com’s continued growth strategy. The building’s scale and excellent motorway access make it a strong operational fit with our North West warehouse space, as we continue to optimise our logistics network.”*

CBRE and DTRE acted jointly for the landlord, with Savills representing AO.com.

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About ESR Europe

ESR Europe is a specialised pan-European real estate investment manager with over 30 years of proven track record in real estate. With a vertically integrated delivery model, we combine investment, asset management, development, and property management expertise, driving significant value creation for our clients. Our diverse range of investment vehicles includes public market solutions, discretionary equity funds, joint ventures, and separately managed accounts.

Headquartered in London, ESR Europe’s team of over 130 professionals brings deep, on-the-ground expertise across key European markets. As of 30th June 2025, the firm had total assets under management of over £3.3 billion.

Media Contacts

For more information, please contact: ESREurope@cdrconsultancy.com