# Digital Realty to invest $2bn in UK mega-campus, cementing nation’s role in AI infrastructure



Digital Realty has announced a $2 billion investment in a UK-based mega-campus, a move that positions the country as a key player in Europe’s rapidly expanding digital infrastructure landscape. The project will deliver more than 300MW of AI-ready capacity, underlining the UK’s appeal as a strategic hub for hyperscale computing.

The announcement marks a decisive shift in how data centre ecosystems are conceived—modular, sustainable and scalable to support the surging demands of AI, enterprise and cloud services. With London’s metro area facing rising energy costs and land constraints, operators are looking further afield. The UK data centre market grew 18% in 2024, fuelled by fintech and cloud-native firms and its proximity to key subsea cable landings.

The mega-campus will integrate direct grid interconnects exceeding 300MW, supported by onsite solar, battery energy storage and long-term green energy contracts. Plans are also in place to prepare for future hydrogen power integration. The project aims to meet BREEAM “Outstanding” standards and align with Science Based Targets for carbon reduction.

Demand is already strong. Major cloud providers—including AWS, Google Cloud and Microsoft Azure—have reportedly pre-leased capacity ahead of completion, as AI workloads drive demand for high-density, custom-cooled infrastructure. AI training workloads in Europe are now outpacing general cloud computing demand by a factor of three.

Financial backing includes Digital Realty’s own capital, ESG-linked green bonds and joint ventures with infrastructure investors. The sector’s attractiveness is growing fast, with the European data centre REIT market expanding at over 25% annually.

The campus will launch with 80MW across four data halls, scaling to 300MW+ by 2029. Its modular design allows for phased growth aligned with evolving technologies like quantum computing and AI accelerators. The development phase is expected to create 2,500 construction jobs, followed by more than 400 permanent high-skill roles. Local workforce development partnerships with UK universities are also planned.

Government support has been instrumental. Planning approvals were fast-tracked under the UK’s Digital Strategy 2030, which focuses on resilient AI infrastructure, data sovereignty and net-zero targets. The project aligns closely with national objectives and serves as a model for public-private collaboration.

Long-term plans include zones for AI supercomputing, hydrogen energy integration and global network exchange hubs. The design aims to future-proof the site and ensure its global competitiveness in the AI era. Digital Realty’s mega-campus sets a new benchmark in European infrastructure. As competitors like NTT, Equinix and CyrusOne expand UK footprints, and with projects like Blackstone’s $13 billion hyperscale development in North East England also progressing, the UK’s status as a digital infrastructure leader is being firmly reinforced.

This bold investment underscores the UK’s growing importance as a centre for sustainable, AI-driven digital transformation—placing it at the forefront of Europe’s data economy.

Created by [Amplify](https://www.hbmadvisory.com/amplify): AI-augmented, human-curated content.

## Bibliography

1. <https://www.datacenters.com/news/digital-realty-s-2-billion-uk-mega-campus-a-game-changer-for-european-data-center-investment> - Please view link - unable to able to access data
2. <https://www.datacenters.com/news/digital-realty-s-2-billion-uk-mega-campus-a-game-changer-for-european-data-center-investment> - Digital Realty has committed $2 billion to construct a massive mega-campus in the UK, aiming to address the growing demand for colocation and AI-driven workloads. Strategically positioned, the campus will provide hyperscalers, enterprises, and digital service providers with an advanced, scalable environment, serving as a catalyst for economic growth, sustainability leadership, and technological innovation within the European market.
3. <https://www.reuters.com/technology/blackstones-plans-northern-england-hyperscale-data-centre-get-green-light-2025-03-05/> - Blackstone has received approval from Northumberland County Council to build a $13 billion 'hyperscale' data centre in North East England. The centre, covering 540,000 square metres, is expected to create hundreds of long-term jobs, 1,200 construction jobs, and potentially 2,700 indirect jobs. Additionally, Blackstone will fund a £110 million growth and job scheme in the area.
4. <https://www.digitalrealty.com/about/newsroom/press-releases/123237/digital-realty-and-blackstone-announce-7-billion-hyperscale-data-center-development-joint-venture> - Digital Realty and Blackstone have announced a $7 billion joint venture to develop four hyperscale data center campuses across three metro areas in Europe and North America. The developments are expected to support approximately 500 megawatts of total IT load upon full build-out of all campuses.
5. <https://www.digitalrealty.com/about/newsroom/press-releases/123277/digital-realty-enhances-european-colocation-capabilities-with-acquisition-of-data-center-campus-in-slough> - Digital Realty has acquired a highly connected colocation data center in the Slough Trading Estate for $200 million. This acquisition marks the company's entry into the west London submarket and complements existing colocation capabilities in the City and Docklands.
6. <https://insidetowers.com/digital-realty-acquires-u-k-data-center-campus/> - Digital Realty has acquired a highly connected colocation data center in the Slough Trading Estate, outside London, for $200 million. The newly acquired campus features two individual data centers with a combined capacity of 15 MW, excellent connectivity, and room for future expansion.
7. <https://www.capacitymedia.com/article/2dhcoj6ixs9oedf8jm3uo/news/digital-realty-spends-200-million-on-entry-into-west-london-data-centre-market> - Digital Realty has purchased a data center site in Slough, West London, marking its entry into one of the biggest local data center regions in Europe. The newly acquired campus features two individual data centers with a combined capacity of 15 MW, excellent connectivity, and room for future expansion.