

Associate Director, Development

Full-time, permanent

Location: Madrid, Spain

Closing Date: EOD Friday 01 July 2022

About us?

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. We invest in high-quality real estate, actively manage our portfolio and sell assets to crystallise attractive returns. We own, manage, and develop light industrial property and modern warehouses with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £18 billion. We are spread strategically across locations in the UK and in Continental Europe.

Our goal is to be the leading owner, manager and developer of industrial properties in Europe and the partner of choice for our customers.

Why work for us?

94% - employees feel engaged (2020 employee survey)

SEGRO is a friendly, vibrant community. We believe SEGRO people are amongst the best in our industry. We have a talented and committed team of employees in the UK and across Continental Europe. Our aim is to continue to attract, develop and retain the best and brightest employees in the industry.

We are proud of our track record in spotting and nurturing talent. Our ambition is to make sure every individual has the opportunity to maximize their potential and their careers with SEGRO.

What are we looking for?

We are currently looking to appoint a Associate Director, Development for our Development and Leasing function, they will own and manage the delivery of the development strategy in the region and capital expenditure programme, in line with the agreed Business Plan.

The role's principal accountabilities will be in

- To create planning and development strategies in conjunction with the Country Manager.
- To identify development opportunities and prepare appraisals and cash flows to demonstrate project viability in accordance with target metrics.
- To prepare Investment Committee (IC) Papers to secure capital approval for both speculative and pre-let schemes.
- To regularly report on scheme viability and produce forecasts for capital expenditure on current and planned schemes.
- To liaise with the Asset Management to actively seek development/ refurbishment or reconstruction opportunities that will contribute to portfolio out performance.
- To identify land acquisition opportunities through market and occupier contacts that complement the existing development programme and enhance portfolio returns.

- To assist the Project Manager in securing optimum planning approvals, either by direct negotiations with planning authorities or via planning consultants.
- To identify land acquisition opportunities through market, occupier contacts and local authorities that complement the existing development programme and enhance portfolio returns.
- Receive the reporting of the Asset Manager regarding the management of assets within the national scope.

You will have...

- Experience of commercial property development from inception/initiative through to completion
- Expertise in planning processes and construction procurement
- Knowledge of related legal and environmental policies
- Wide range of property and occupier contacts
- Proven report writing and presentation skills
- Excellent negotiation skills
- Local Language and English - verbal and written.

It would also be nice for you to have...

- Knowledge of the local industrial property sector
- Knowledge of 'green and sustainability' issues
- Previous experience of leading and motivating teams
- Experience of using Argus ValCap software and Property Management Systems
- Intermediary level IT skills – MS Excel & Word
- Member of RICS.

Special job requirements:

- Full Driving Licence.

What we offer...

Competitive package including 25 days annual leave. As well as a wellbeing programme and an annual charity day of giving

We provide excellent opportunities for training and development, supporting employees with their career ambitions. We have a range of high-quality education and training on personal and professional skills that enable our people to fulfil their potential.

How to apply:

If you would like to be considered for this role, please send your CV with covering letter detailing your suitability for the role to HR.Recruitment@SEGRO.com by EOD Friday 01 July 2022

**SEGRO is an equal opportunities employer.
No Agencies please.**

At SEGRO we want all of our people to be able to reach their full potential and thrive and we are committed to creating an inclusive environment for all employees, where everyone can be themselves, have access to fulfilling careers and opportunities, and feel supported.