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Powering the Next Generation of Digital Infrastructure

LINX127 & EGM

18th-19th November 2026



Mark Pestridge

Managing Director, Telehouse

Telehouse London Docklands History

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From global trade to global connectivity: the Telehouse campus stands on the site of the former East India Docks, where a 400-year-old quay was discovered during foundation works.

1

Built for global trade

The East India Company built the East India Docks to trade goods with the Far East.

2

Same dock, new purpose

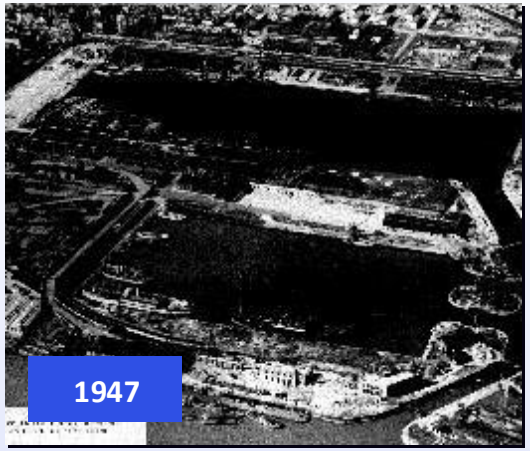
Today, the Telehouse London Docklands Campus stands on that very dock.

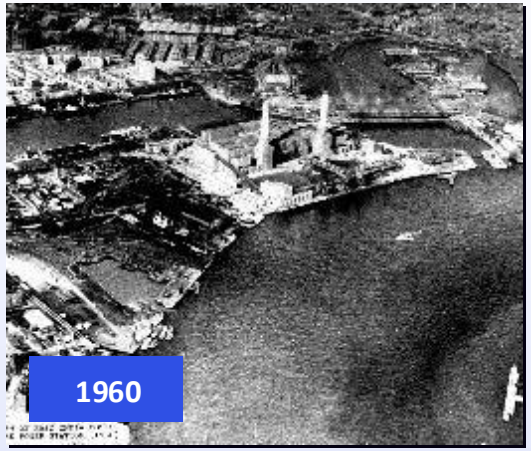
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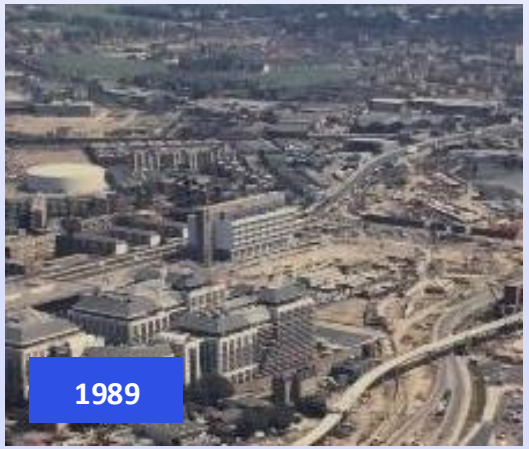
A European first

Telehouse North, Europe's first purpose-built colocation data centre, extended that legacy.













The Growth of the Docklands Campus

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From a single building in 1989 to a five-building campus today







Telehouse North
stands beside Thomson Reuters

Four buildings
North, North Two, West and East

Docklands Campus
now extends to Telehouse South

Five buildings, one campus

North



East



West



North Two



South



Power Scarcity is Pushing Growth Outward

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THE SHIFT

50–200 MW

campus developments are being forced into the outer rings

Power scarcity in traditional hubs (Slough, Hayes, Park Royal) is driving the move.

New hotspots

Expansion is accelerating into North London, South Mimms, Elstree, Hertfordshire, Oxfordshire, the London Docklands and Essex.

Latency trade-offs

Hyperscalers and financial neoclouds are reluctantly accepting higher network latency to lock down secure power blocks.

Regional diversification

Secondary markets such as Manchester, Greater Manchester, South Wales and the North-East are drawing fresh interest.

AI Demand is Strong, But UK Costs are a Risk

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Workload drivers

High-density GPU clusters drive headline AI training demand, while standard cloud inference delivers steady, modular, distributed growth.

Neoclouds

Specialist AI and neocloud firms are paying premium rents near London to secure low-latency financial and compute routing.

Workload-to-location risk

Industry consensus warns that general workloads will migrate to cheaper, power-abundant European or global jurisdictions if UK costs stay high.

Takeaway: workloads stay in the UK only where low latency matters and costs remain competitive.

Telehouse is Built for UK AI inference

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ECOSYSTEM DOMINANCE

800+

Leverage our ecosystem of connectivity partners at our campus



UK AI inference edge

Focused on finance, healthcare and enterprise clusters needing ultra-low-latency AI inference, with cloud on-ramps.



Sovereignty & security

Strict data guardrails keep critical operational data localised entirely within UK legal jurisdictions.



High-density capacity

The Telehouse West Two expansion in London integrates advanced air and liquid cooling for heavy GPU clusters.



UK sustainability mandate

We use 100% renewable power generated from UK wind, solar and hydro resources.

Telehouse London Docklands Campus

Scale as you Grow

Secure what is needed today while preserving a credible path to future capacity

DESIGN/ACTIVATE NOW → **SCALE LATER**

Telehouse South Level 6	Telehouse West Level 7	Telehouse West Two, Levels 1 & 2 (2028)	Telehouse West Two, Levels 3 & 4 (2029)	Telehouse West Two, Levels 5 & 6 (2031)	New Development (2031)
					
0.9MW	3MW	7.2MW	7.6MW	7.6MW	

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TELEHOUSE SOUTH

Level 6

0.9MW



Telehouse South

Opened in 2022 with 18MW of IT power on full development. Integrated with the main Docklands campus via a diverse dark fibre network, providing access to one of the world's densest ecosystems of carriers, ISPs and ASPs.

Spaces	
Gross area	31,000 sqm
Standard rack size	600mm x 1,200mm

Power	
Total power capacity	18MW, up to 2.7MW per floor
Achieved PUE	1.27 (annualised)
Power feeds	Dual redundant, Diverse route
Generators	N+1 Redundancy, 24hr Fuel Storage
UPS configuration	Distributed redundancy (2N resilience for customer loads)

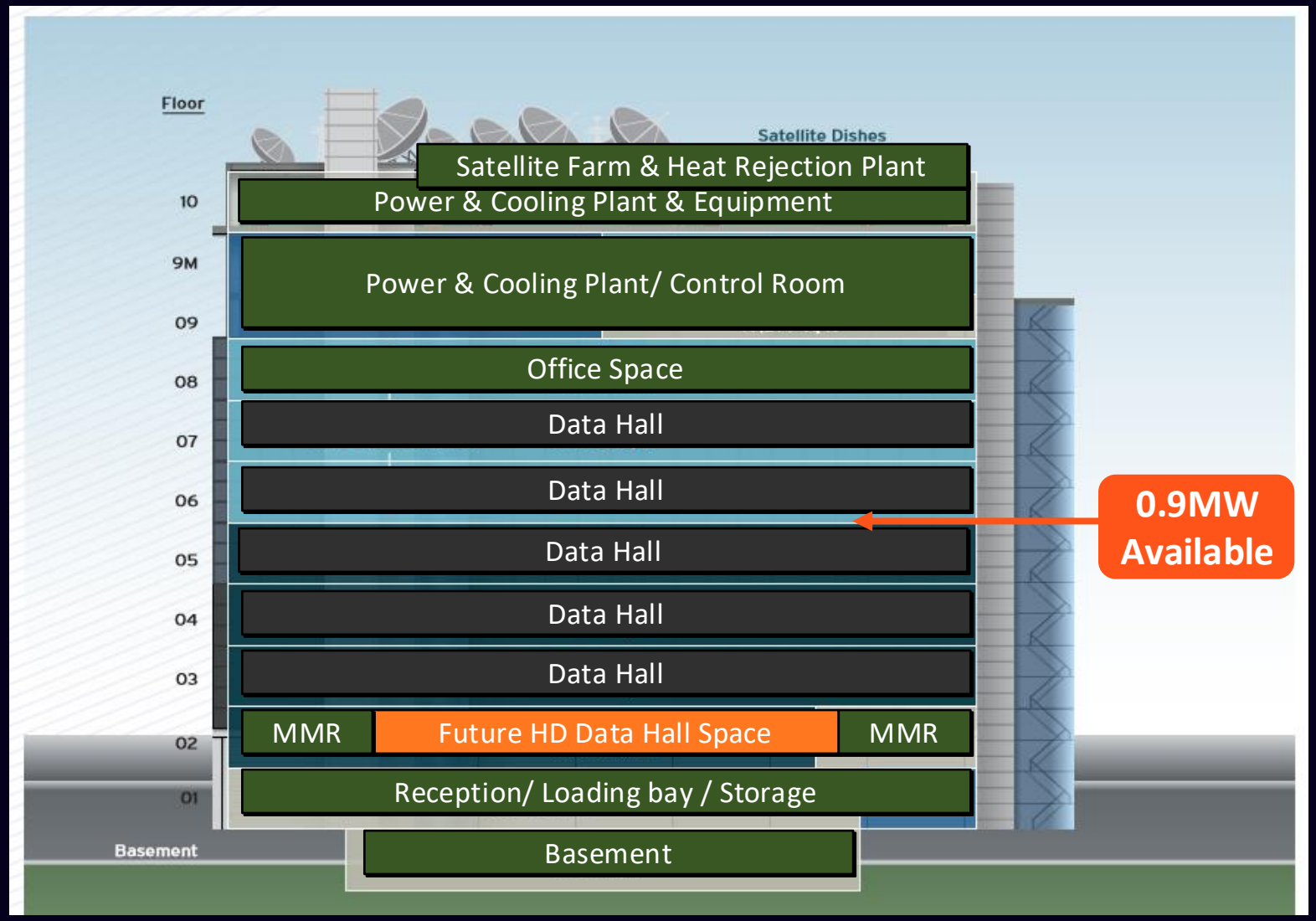
Environment and Air Conditioning	
Cooling system	N+1 Heat rejection, N+20% on floor CRAH



Telehouse South

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11 floors including 6 data hall levels



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TELEHOUSE WEST

Level 7

3MW

Designed to specification



Telehouse West, Level 7

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Redesigning an existing floor of the data centre to support AI, HPC and GPU-Intensive Workloads

ADDRESSES KEY CHALLENGES

Enabling AI growth through high-density colocation and scalable infrastructure

INFRASTRUCTURE TELEHOUSE MANAGES

01 High-density power delivery

02 Flexible space design with hybrid cooling readiness

03 Resilient facility operations

04 A scalable colocation environment

05 Highest levels of physical security

Telehouse West, Level 7 – New Data Hall Design

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Flexible maximum power density: 30 kw+ per rack

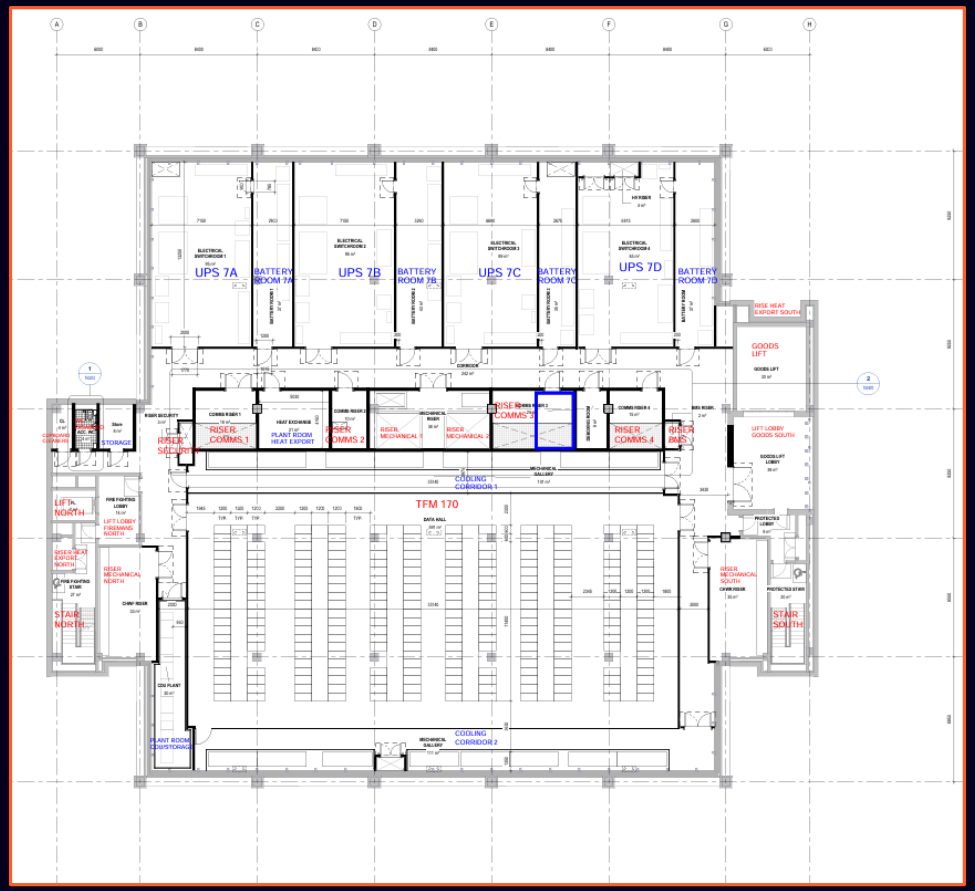
3 MW
TOTAL IT LOAD

≈700 m²
DATA HALL

Hybrid Cooling Options

- One flexible data hall
- Air and liquid cooling available to client specification
- Comms riser to the MMR
- Storage, office and staging rooms
- 20–30 kW+ per rack

LEVEL 7 DATA HALL PLAN



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TELEHOUSE WEST TWO

Levels 1 & 2

7.2MW per floor

Opening in 2028



Telehouse West Two & Gatehouse

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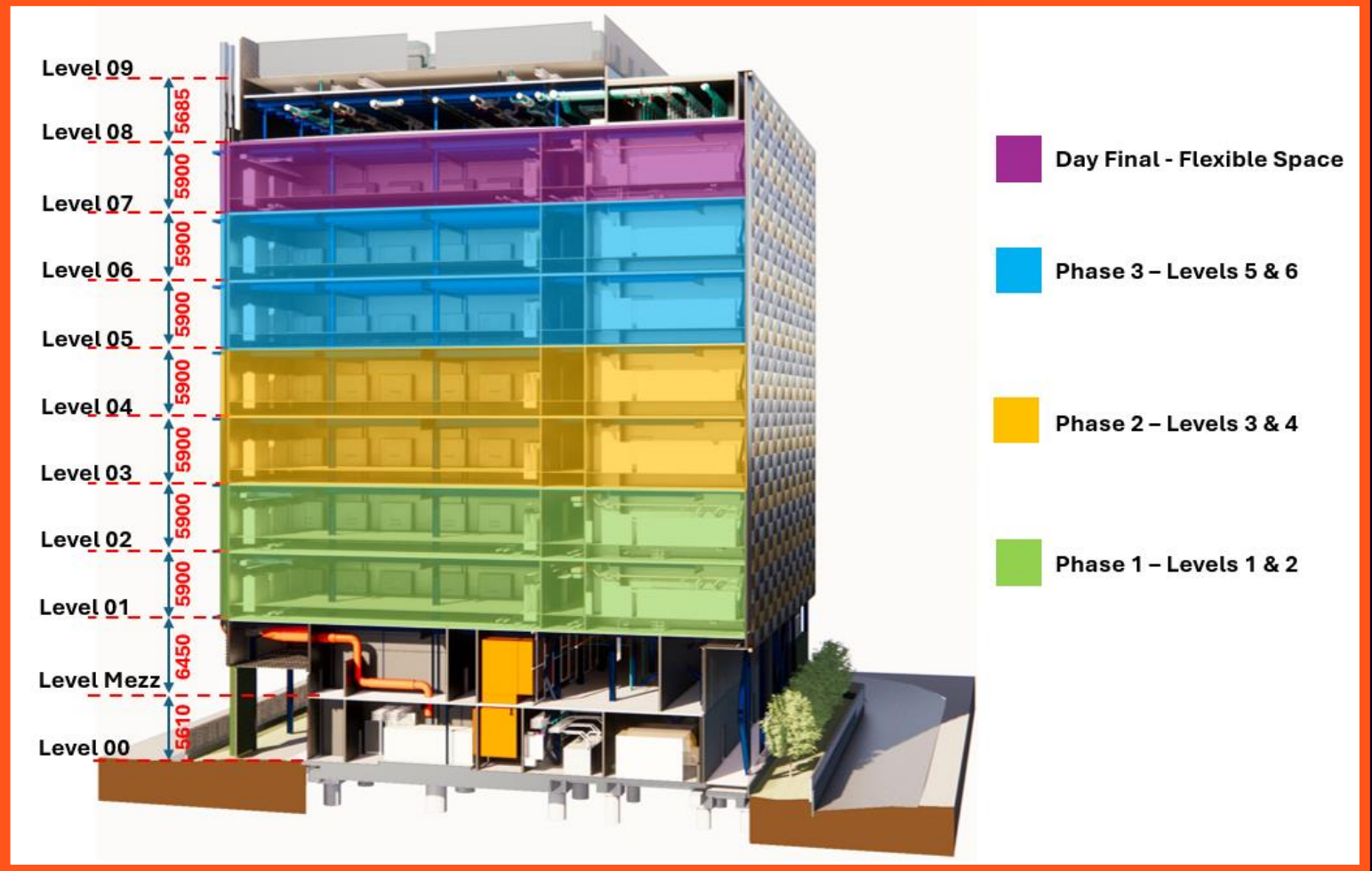
Main Building Design



Security Gatehouse



Building Phasing



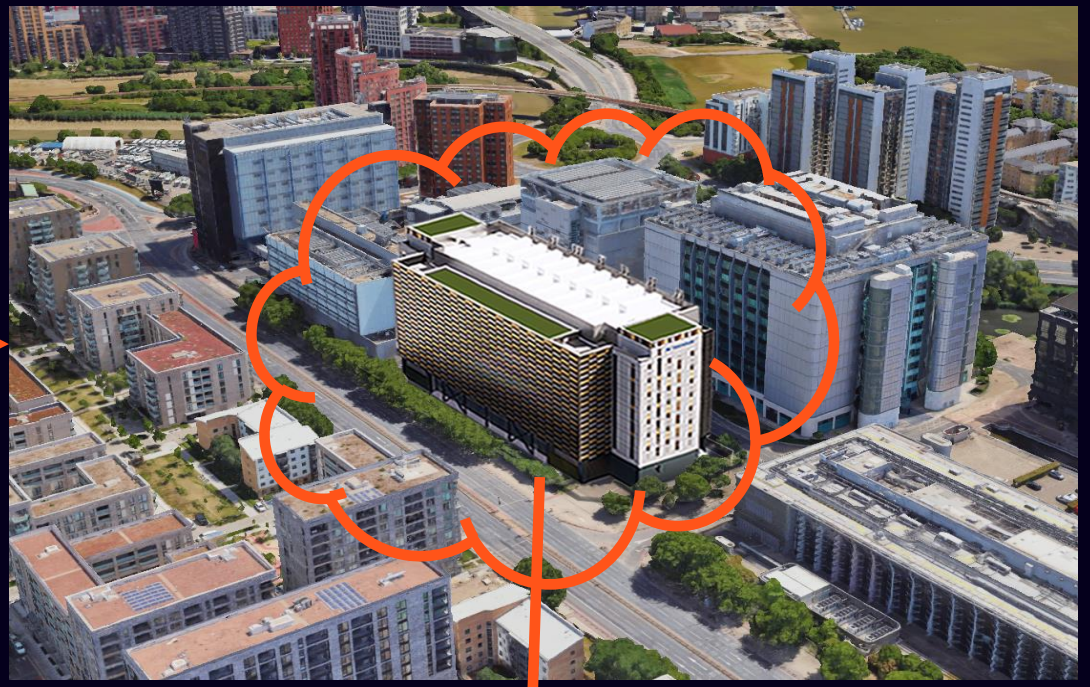
Telehouse West Two – Overview

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Site Layout - Before



Site Layout - After



Key Building Metrics

- Nine-storey building + external plant areas
- 32,000 m² gross area · 11,292 m² white space

- 132 kV substation · 33 MW building power · 22 MW IT power
- 6 MW per floor with mixed air / liquid cooling

- BREEAM Excellent · design PUE <1.3
- Living walls and green roof support biodiversity

