# Sixth Street accelerates UK industrial expansion with £350 million portfolio deal



U.S. private equity firm Sixth Street has expanded its presence in the UK real estate market with a significant £350 million industrial portfolio acquisition. The deal involves the recapitalisation of a 37-asset, multi-let industrial portfolio owned by Clipstone Industrial REIT, a company listed on the International Stock Exchange. This portfolio comprises approximately 1.7 million square feet of industrial space, nearly 40% of which is located in the strategically important London and M25 corridor, with the remaining assets scattered across the south-east of England. Notable locations within the portfolio include Enfield, Hanworth, Sutton, Chessington, Welwyn, Bracknell, Reading, Newbury, and areas near Stansted Airport.

Alongside the acquisition, Sixth Street and Clipstone have formed a joint venture named C6 Industrial, where Sixth Street is set to provide the majority of the equity capital, while Clipstone will continue to manage the portfolio. The venture aims not only to oversee the existing assets but also to target further acquisitions of high-quality multi-let industrial properties across the UK. This move demonstrates Sixth Street’s commitment to growing its industrial real estate platform in established markets with strong occupational demand.

This latest industrial acquisition adds to a growing series of UK real estate investments by Sixth Street, which has been notably active across multiple sectors. Just a year ago, the firm partnered with Patron Capital to acquire UK housebuilder Cala from Legal & General in a deal valued at £1.35 billion. Earlier in 2025, Sixth Street also joined forces with logistics specialist Copley Point to acquire three UK logistics assets totalling approximately 0.9 million square feet, leased to prominent tenants such as Amazon and Fowler Welch, marking a strategic focus on mission-critical industrial and logistics real estate in the UK. This partnership with Copley Point has since expanded, adding a further five logistics assets from Barings to grow their combined portfolio to about 3.3 million square feet since November 2024.

Sixth Street, which has its origins in private equity and sports investments—including a stake in the Boston Celtics valued among the highest ever placed on a sports team—has diversified strongly into UK property markets. Its portfolio spans residential, office, and industrial sectors, as well as partnerships managing office parks and commercial assets. For example, in 2022, Sixth Street entered a joint venture with Henley Investments to acquire and enhance New Square, an office park near Heathrow Airport, reinforcing its strategy to invest in high-quality, well-located real estate.

This latest industrial acquisition and joint venture with Clipstone underscore Sixth Street’s growing footprint in the UK multi-let industrial sector, a market driven by robust occupier demand linked to e-commerce and logistics. The company’s strategy appears focused on leveraging strong occupational markets in key locations around London and the south-east, reinforcing its position in one of Europe’s most dynamic real estate zones.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.bisnow.com/london/news/capital-markets/this-us-pe-firm-is-going-big-in-uk-real-estate-with-new-350m-deal-131237), [[2]](https://sixthstreet.com/investment_announce/sixth-street-and-clipstone-partner-to-recapitalise-37-property-uk-multi-let-industrial-portfolio/)
* Paragraph 2 – [[1]](https://www.bisnow.com/london/news/capital-markets/this-us-pe-firm-is-going-big-in-uk-real-estate-with-new-350m-deal-131237), [[2]](https://sixthstreet.com/investment_announce/sixth-street-and-clipstone-partner-to-recapitalise-37-property-uk-multi-let-industrial-portfolio/)
* Paragraph 3 – [[1]](https://www.bisnow.com/london/news/capital-markets/this-us-pe-firm-is-going-big-in-uk-real-estate-with-new-350m-deal-131237), [[3]](https://sixthstreet.com/investment_announce/sixth-street-and-copley-point-announce-acquisition-of-three-uk-industrial-assets/), [[4]](https://sixthstreet.com/investment_announce/sixth-street-and-copley-point-expand-uk-industrial-portfolio-to-3-3m-sq-ft-with-acquisition-of-five-new-assets/)
* Paragraph 4 – [[1]](https://www.bisnow.com/london/news/capital-markets/this-us-pe-firm-is-going-big-in-uk-real-estate-with-new-350m-deal-131237), [[5]](https://sixthstreet.com/investment_announce/sixth-street-and-henley-partner-on-acquisition-of-west-london-office-park/)
* Paragraph 5 – [[1]](https://www.bisnow.com/london/news/capital-markets/this-us-pe-firm-is-going-big-in-uk-real-estate-with-new-350m-deal-131237), [[2]](https://sixthstreet.com/investment_announce/sixth-street-and-clipstone-partner-to-recapitalise-37-property-uk-multi-let-industrial-portfolio/), [[3]](https://sixthstreet.com/investment_announce/sixth-street-and-copley-point-announce-acquisition-of-three-uk-industrial-assets/), [[4]](https://sixthstreet.com/investment_announce/sixth-street-and-copley-point-expand-uk-industrial-portfolio-to-3-3m-sq-ft-with-acquisition-of-five-new-assets/)

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## Bibliography

1. <https://www.bisnow.com/london/news/capital-markets/this-us-pe-firm-is-going-big-in-uk-real-estate-with-new-350m-deal-131237> - Please view link - unable to able to access data
2. <https://sixthstreet.com/investment_announce/sixth-street-and-clipstone-partner-to-recapitalise-37-property-uk-multi-let-industrial-portfolio/> - On October 2, 2025, Sixth Street and Clipstone Investment Management announced a joint venture, C6 Industrial, to invest in high-quality UK multi-let industrial assets. The venture is seeded with the recapitalisation of a 37-asset portfolio owned by Clipstone Industrial REIT plc, totalling approximately 1.7 million square feet. Sixth Street provides the majority of the equity capital, while Clipstone continues to manage the portfolio. The properties are located in strong occupational markets, including Enfield, Hanworth, Sutton, Chessington, Welwyn, Bracknell, Reading, Newbury, and Stansted Airport. The joint venture aims to grow the platform through new acquisitions. ([sixthstreet.com](https://sixthstreet.com/investment_announce/sixth-street-and-clipstone-partner-to-recapitalise-37-property-uk-multi-let-industrial-portfolio/?utm_source=openai))
3. <https://sixthstreet.com/investment_announce/sixth-street-and-copley-point-announce-acquisition-of-three-uk-industrial-assets/> - On March 5, 2025, Sixth Street and Copley Point Capital Limited announced the acquisition of a portfolio of three logistics assets from National Farmers Union Mutual Insurance Society, totalling 0.9 million square feet. Two assets, totalling 0.5 million square feet, are leased to Fowler Welch and Great Bear, located within Magna Park, Lutterworth. The third asset, leased to Amazon, is located in Doncaster. This acquisition brings the joint venture's portfolio to six assets across 2.5 million square feet, continuing its strategy of acquiring high-quality, mission-critical industrial real estate in strong logistics markets across the UK. ([sixthstreet.com](https://sixthstreet.com/investment_announce/sixth-street-and-copley-point-announce-acquisition-of-three-uk-industrial-assets/?utm_source=openai))
4. <https://sixthstreet.com/investment_announce/sixth-street-and-copley-point-expand-uk-industrial-portfolio-to-3-3m-sq-ft-with-acquisition-of-five-new-assets/> - On May 7, 2025, Sixth Street and Copley Point Capital Limited announced the completion of a portfolio of five logistics assets from Barings, totalling approximately 0.8 million square feet. The acquisition brings the joint venture's portfolio to 11 assets across 3.3 million square feet, each acquired since its formation in November 2024. The strategy focuses on acquiring high-quality, mission-critical industrial real estate in strong logistics markets across the UK. Nimit Oberoi, Managing Director at Copley Point, commented on the addition of these high-quality assets in prime locations to their portfolio. ([sixthstreet.com](https://sixthstreet.com/investment_announce/sixth-street-and-copley-point-expand-uk-industrial-portfolio-to-3-3m-sq-ft-with-acquisition-of-five-new-assets/?utm_source=openai))
5. <https://sixthstreet.com/investment_announce/sixth-street-and-henley-partner-on-acquisition-of-west-london-office-park/> - On May 5, 2022, a joint venture between Sixth Street and Henley Investments completed the purchase of New Square, Bedfont Lakes in Feltham, West London. The office park comprises eight buildings across 374,000 square feet and is located just one mile from Heathrow Airport. The joint venture plans to invest in the business park to add amenities and enhance its attractiveness for current and future occupiers. Justin Meissel, CIO and Managing Director Europe of Henley, highlighted the potential within high-quality, well-located assets like Bedfont Lakes. ([sixthstreet.com](https://sixthstreet.com/investment_announce/sixth-street-and-henley-partner-on-acquisition-of-west-london-office-park/?utm_source=openai))
6. <https://sixthstreet.com/investment_announce/blackstone-and-sixth-street-complete-sale-of-kensington-mortgages-to-barclays-bank-uk-plc/> - On March 1, 2023, Blackstone and Sixth Street announced the completion of the sale of Kensington Mortgages, a fast-growing specialist mortgage lender, to Barclays Bank UK PLC. Kensington, based in Maidenhead, has around 600 employees and originated approximately £1.9 billion of mortgages in the year ended 31 March 2022. The business is recognised in the industry for its market-leading data and technology platform, which has facilitated profitable growth, product innovation, and exceptional loan underwriting performance. ([sixthstreet.com](https://sixthstreet.com/investment_announce/blackstone-and-sixth-street-complete-sale-of-kensington-mortgages-to-barclays-bank-uk-plc/?utm_source=openai))
7. <https://sixthstreet.com/investment_announce/sixth-street-invests-in-via-celere-and-dospuntos-asset-management/> - On July 7, 2022, Sixth Street announced a minority investment in Vía Célere, Spain’s best-in-class homebuilder, and Dospuntos Asset Management, a commercial real estate company. Financial terms were not disclosed. Sixth Street supports each company’s current strategy and management, and its investments are illustrative of the firm’s continued activity across the European real estate market. Sixth Street’s London-based European real estate team partners with property managers and institutional investors to acquire, finance, and provide servicing expertise for assets and businesses across the real estate sector. ([sixthstreet.com](https://sixthstreet.com/investment_announce/sixth-street-invests-in-via-celere-and-dospuntos-asset-management/?utm_source=openai))