# Blackstone considers UK self-storage bid as Budget clouds deal prospects



US private equity heavyweight Blackstone is reportedly eyeing a takeover bid for London-listed self-storage firm Big Yellow, which could mark another significant acquisition of a UK company by a US investor. Prior to the announcement, Big Yellow’s market valuation stood at around £1.9 billion. Following the news, its shares surged by over 15%, reflecting investor optimism about a potential deal. However, Blackstone has indicated that its interest remains at a preliminary stage and that upcoming UK Budget tax changes could influence whether it proceeds with a formal offer.

Blackstone’s growing footprint in the UK commercial property sector was underscored earlier this year with its £489 million acquisition of logistics specialist Warehouse REIT, outbidding UK-listed real estate group Tritax Big Box. Further cementing its position, Blackstone recently disclosed a complex transaction with Tritax Big Box: it will take a 9% stake in the company, becoming its second-largest shareholder, as part of a broader portfolio sale worth approximately £1 billion. This deal involves transferring 41 logistics properties across the UK to Tritax, expanding Tritax’s coverage, particularly in high-demand urban and small-box logistics markets in the South East and Midlands.

The London-based Big Yellow offers self-storage solutions at over 100 locations and is commonly used by customers when moving homes. Blackstone has signalled it is considering a cash offer for Big Yellow, but according to the firm, the assessment includes a careful review of macroeconomic factors like the anticipated Budget’s impact on the self-storage sector. Under takeover regulations, Blackstone has until 10 November to either make a firm bid or withdraw its interest.

Big Yellow has acknowledged holding talks with a few parties regarding potential strategic options, including a possible sale, but maintains it has not received any formal takeover proposals or engaged in active sale discussions. Industry analysts note that the Chancellor's forthcoming Budget could be pivotal for Blackstone’s final decision. Russ Mould of AJ Bell commented that Blackstone’s initial expression of interest positions it well to move swiftly if the Budget does not introduce measures that would undermine the sector’s attractiveness.

Blackstone’s strategy forms part of a larger trend of US investors consolidating UK commercial real estate assets amid a climate of weaker valuations and market uncertainty. The company, helmed by Wall Street veteran Stephen Schwarzman, has rapidly grown its European logistics portfolio to capitalise on surging demand spurred by the boom in online retail.

The logistics portfolio sale from Blackstone to Tritax Big Box REIT, involving about 6.5 million square feet of space across 409 units, is being financed through a combination of £632 million in cash, made possible via a new £650 million debt facility, and £375 million in newly issued Tritax shares at a premium to market price. This share issuance effectively boosts Blackstone’s stake in Tritax to just under 9%, making it a significant shareholder and signalling closer strategic ties between the two firms.

This raft of transactions highlights Blackstone’s intensified focus on logistics and storage assets in the UK, combining property acquisitions with strategic equity positions to enhance its influence in the market. How Blackstone’s interest in Big Yellow will develop, especially given the potential tax implications from the UK government’s upcoming Budget announcement, remains a key point for market watchers.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/money/markets/article-15188523/US-private-equity-giant-Blackstone-plots-swoop-London-listed-storage-firm-Big-Yellow.html?ns_mchannel=rss&ns_campaign=1490&ito=1490)
* Paragraph 2 – [[1]](https://www.dailymail.co.uk/money/markets/article-15188523/US-private-equity-giant-Blackstone-plots-swoop-London-listed-storage-firm-Big-Yellow.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.reuters.com/business/uks-tritax-big-box-buy-blackstones-logistics-assets-14-billion-2025-10-13/), [[3]](https://www.investing.com/news/company-news/tritax-big-box-acquires-104-billion-logistics-portfolio-from-blackstone-93CH-4283182)
* Paragraph 3 – [[1]](https://www.dailymail.co.uk/money/markets/article-15188523/US-private-equity-giant-Blackstone-plots-swoop-London-listed-storage-firm-Big-Yellow.html?ns_mchannel=rss&ns_campaign=1490&ito=1490)
* Paragraph 4 – [[1]](https://www.dailymail.co.uk/money/markets/article-15188523/US-private-equity-giant-Blackstone-plots-swoop-London-listed-storage-firm-Big-Yellow.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[4]](https://www.reuters.com/world/uk/blackstone-ups-offer-uks-warehouse-reit-666-million-2025-07-10/)
* Paragraph 5 – [[1]](https://www.dailymail.co.uk/money/markets/article-15188523/US-private-equity-giant-Blackstone-plots-swoop-London-listed-storage-firm-Big-Yellow.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[4]](https://www.reuters.com/world/uk/blackstone-ups-offer-uks-warehouse-reit-666-million-2025-07-10/), [[5]](https://www.costar.com/article/838160729/tritax-and-blackstone-in-1-billion-talks), [[6]](https://www.multimodal.org.uk/article/blackstone-gets-stake-in-tritax-after-gbp1bn-asset-sale), [[7]](https://www.stblaw.com/about-us/news/view/2025/10/13/simpson-thacher-advises-blackstone-on-the-sale-of-uk-logistics-assets-to-tritax-big-box)

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## Bibliography

1. <https://www.dailymail.co.uk/money/markets/article-15188523/US-private-equity-giant-Blackstone-plots-swoop-London-listed-storage-firm-Big-Yellow.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.reuters.com/business/uks-tritax-big-box-buy-blackstones-logistics-assets-14-billion-2025-10-13/> - Tritax Big Box REIT has agreed to acquire a £1.04 billion logistics portfolio from Blackstone, marking a significant consolidation in the UK's real estate investment trust (REIT) sector. The deal includes 41 properties across the UK, with Blackstone taking a 9% stake in Tritax, making it the company's second-largest shareholder. This acquisition aims to bolster Tritax's presence in urban and small-box logistics markets, particularly in the South East and Midlands, amid increased demand for rapid delivery services.
3. <https://www.investing.com/news/company-news/tritax-big-box-acquires-104-billion-logistics-portfolio-from-blackstone-93CH-4283182> - Tritax Big Box REIT has exchanged contracts to acquire a £1.04 billion logistics portfolio from Blackstone Europe LLP. The transaction involves 41 properties comprising 6.5 million square feet across 409 units throughout the UK. The acquisition will be funded through a mix of £632 million in cash via a new debt facility and approximately £375 million in newly issued BBOX shares. Blackstone will receive shares priced at 161p each, representing a 13.5% premium to BBOX’s October 10 closing price, making Blackstone an 8.6% shareholder in the enlarged company.
4. <https://www.reuters.com/world/uk/blackstone-ups-offer-uks-warehouse-reit-666-million-2025-07-10/> - U.S. private equity firm Blackstone has increased its offer to acquire UK-based Warehouse REIT to approximately £489 million ($666 million), surpassing a previous deal agreed with Tritax Big Box REIT valued at approximately £485.2 million. Blackstone's revised proposal values Warehouse REIT shares at 115 pence each, including 113.4 pence in cash and a 1.6 pence dividend, representing an 8.3% premium over their price on June 3, just before Blackstone's initial bid. This move is part of a broader trend of U.S. firms acquiring UK assets amid weaker valuations and consolidation in the UK-listed real estate investment trust sector, under an uncertain economic outlook.
5. <https://www.costar.com/article/838160729/tritax-and-blackstone-in-1-billion-talks> - Tritax Big Box REIT has exchanged contracts to acquire a high-quality portfolio of logistics assets valued at £1,035 million from real estate funds advised by affiliates of Blackstone Europe. The acquisition is expected to complete on or around 22 October 2025. The consideration for the acquisition is a mix of cash and newly issued Big Box REIT shares comprising £632 million in cash, to be funded via a new £650 million debt facility, and up to 233.1 million or £375 million of new ordinary shares to be issued at a price of 161p per share, representing a premium of 13.5% to the Big Box REIT closing price of 141.9 pence on 10 October 2025. That is approximately 8.6% of the company's enlarged issued share capital.
6. <https://www.multimodal.org.uk/article/blackstone-gets-stake-in-tritax-after-gbp1bn-asset-sale> - The Board of Tritax Big Box REIT plc has announced it has exchanged contracts to acquire a high-quality portfolio of logistics assets valued at £1,035 million from certain real estate funds advised by affiliates of Blackstone. The acquisition is expected to complete on or around 22 October 2025, subject to the satisfaction of certain conditions. The consideration for the acquisition is a mix of cash and newly issued BBOX shares as follows: £632 million in cash, to be funded via a new £650 million debt facility; and Up to 233.11 million or c. £375 million of new ordinary shares to be issued at a price of 161p per share, representing: a premium of 13.5 per cent. to the BBOX closing price of 141.9 pence on 10 October 2025 a premium of 14.0 per cent. to the BBOX 3-month VWAP of 141.3 pence on 10 October 2025 approximately 8.6 per cent. of the Company's enlarged issued share capital
7. <https://www.stblaw.com/about-us/news/view/2025/10/13/simpson-thacher-advises-blackstone-on-the-sale-of-uk-logistics-assets-to-tritax-big-box> - Simpson Thacher is advising Blackstone on the sale of its U.K. logistics assets to Tritax Big Box REIT plc (BBOX or the Company) for £1.04 billion. As part of the transaction, Blackstone will become a circa 9% shareholder in the Company. BBOX will acquire a high-quality portfolio of logistics assets from certain real estate funds advised by affiliates of Blackstone Europe LLP. The consideration for the acquisition is a mix of cash and newly issued BBOX shares. The acquisition is expected to complete on or around 22 October 2025, subject to the satisfaction of certain conditions including (amongst others) the Company entering into a debt facility to fund the cash consideration.