Data centres are one of the most dynamic and emerging assets in a rapidly growing market. They also present a multitude of commercial and legal challenges. Taylor Wessing is one of the leading legal service providers in this asset class. Our experts from various legal disciplines have in-depth expertise in relation to realization and investments in data centres in the UK, Germany and across Europe. They know the industry and understand its characteristics and resulting legal challenges. Whether you intend to buy, sell, finance and/or construct a data centre, we can effectively support you. Our experts on data protection and digitisation make us a one-stop address for any legal question in relation to data centres.

Our dedicated data centre team comprises specialist lawyers from
- Real Estate & Construction
- Energy & Infrastructure
- Projects, Energy & Infrastructure
- Technology, Media & Communications
- Environmental Planning & Regulatory
- Banking & Finance
- Corporate / M&A
- Data protection
- Employment, Pensions & Mobility
- IP
- Tax
- Restructuring & Insolvency

Our multidisciplinary team advise owners, developers, operators, IT service providers and end-users of data centres on a variety of projects and issues, from construction to end use and operation including IT infrastructure. We work with clients to assess investment risks and opportunities from a legal perspective and to find appropriate and practical solutions.
In order to ensure the most efficient return on earnings, operations and investment, it is of utmost importance to combine commercial opportunities with a coordinated interaction of the relevant players in data centre projects. In this context, particular attention must be paid to the coherence of commercial needs and opportunities on the one hand. On the other hand, the precise and coherent construction, procurement, rental, operation and co-location contracts are important. The data centre-specific effects of such technology-intensive IT and real estate-related projects are always taken into account.

Taylor Wessing has a strong track record of data centre projects. Our particular strength in this area is especially covered by our IT, real estate and energy specialists. Selected experience includes advising on:

### Real Estate & Infrastructure
- Project development
- Financing
- Lease agreements (for existing data halls / centres or built-to-suit)
- Purchase agreements (asset and share deal)
- Urban development agreements

### Energy
- Regulatory matters and energy contracts
- Energy supply / renewable PPAs
- Reliable energy concepts
- Grid connection
- Liability issues (with disrupted network connection)

### Services
- MSA for data centre services
- Outsourcing
- Hosting
- Collocation
- Cloud computing

### Hardware & Software
- Server / storage
- Applications
- Cloud computing
- Data protection
- Contracts
- Disaster recovery

### Finance
- Financing and financial structuring
- Joint ventures
- Fund structures
Selected Experience Highlights

Global market-leading US online retailer and cloud provider (hyperscaler)
Advice in worldwide real restate matters, both data centre and offices. Advice on the leasing of a powered shell data centre.

Market-leading US online company (hyperscaler)
Advice on various major data centre projects, e.g. renting a powered shell data centre.

Market-leading US software and cloud service provider (hyperscaler)
Advice on strategic data centre for the rollout of cloud services, in particular re-leasing and operation.

Real estate company
Advising on the energy concept and asset structuring for two large-scale, renewables-powered data centres.

Leading UK data centre building and operating firm
Advising the leading UK data centre building and operating firm on the acquisition and development of four major data centres.

Leading German IT service provider for data centres
Advising on the development of two new data centres including drafting and negotiating of lease, IT operating contracts and SLAs.

Designer & operator of data centres
Advising a leading designer and operator of data centres on an agreement for the construction and management of a fibre optic network for a major data centre park.

World’s largest mobile network operator
Advising the world’s largest mobile network operator on various acquisitions of data centres in the UK.

German telecommunication services providers
Advising several telecommunication providers on various environmental matters associated with telecommunication providers’ data centres.

Data centre operator
Advising and support in the due diligence process regarding the acquisition of data centre infrastructure in Amsterdam.

Multi-channel bank-insurer
Advising concerning the planning and construction of twin data centres.

German private bank
Advising on various financing projects, including fibre-to-the-home projects and related investments in fibre infrastructure.

Investment fund
Advising on the acquisition of a stake in the capital of a special purpose company holder of 12 concession contract relating to high-speed communication networks.

Finance parties
Advice several infrastructure / broadband finance parties on the structuring and the financing of several high speed communication networks in the context of public service delegation agreements.
Your International Team

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