

Ben Henry

Partner

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Ben, a dual UK- and U.S.-admitted attorney, focuses on the international data center sector, bringing more than 16 years of experience representing end-users, operators, developers, and investors on more than 1,500 transactions across 80 jurisdictions.

OVERVIEW

Ben has a diverse commercial real estate practice, representing clients in high-profile investment, development, and leasing transactions.

Ben's clients include leading telecommunications and media companies, major international operators, global financial institutions, and private investors. His notable transactions include acquisitions, disposals, developments, and leasing of data center sites in EMEA, APAC, and the U.S.

In addition to his data center practice, Ben has significant experience in the office, industrial, and retail sectors and assists a number of multinational corporations in relocating their UK corporate headquarters.

Ben's strategic, commercial approach and ability to navigate complex transactions help achieve clients' business objectives efficiently and effectively.

REPRESENTATIVE MATTERS

- Advises a global telecommunications and media company on global data center and corporate real estate requirements to coordinate seamless operations across multiple jurisdictions in EMEA and APAC.
- Advises a private investor on acquisitions and disposals of data center development sites in the UK. Recent transactions include the acquisition and disposal of a 120MW site around the London area.
- Advises an international data center operator on the purchase and leasing of sites in Europe and Asia, facilitating expansion and operational efficiency.
- Coordinates data center space requirements for a global financial market data provider with recent transactions in London, Singapore, New York, Missouri, and Wisconsin, supporting global data dissemination.
- Facilitated on behalf of a Singaporean sovereign wealth fund the acquisition and development of a Dublin site leased to a hyperscale cloud company, marking a significant investment in cloud infrastructure.
- Manages UK headquarters relocations for companies in telecommunications, confectionery, payments

processing, energy drinks, and sportswear, ensuring strategic real estate alignment.

AWARDS

- Thomson Reuters Stand-out Lawyer (2025) – independently rated lawyers

TOP AREAS OF FOCUS

- Data Centers
- Real Estate
- Real Estate Finance

ALL AREAS OF FOCUS

- Data Centers
- International
- Real Estate
- Real Estate Finance

EDUCATION AND CERTIFICATIONS

EDUCATION

- College of Law, Chester, Postgraduate Diploma in Legal Practice, 2002
- University of Manchester, Law LLB (Hons), 2001

BAR ADMISSIONS

- England and Wales
- Illinois

SPEAKING ENGAGEMENTS

- Speaker, “AI Boom and What the Future Holds,” *Troutman Pepper Locke Data Centers Series*, December 10, 2025.
- Speaker, “Strategies for Mitigating Data Center Development Delays,” *Troutman Pepper Locke Data Centers Series*, December 3, 2025.
- Speaker, “Power Struggles: Innovating Around Energy Challenges in U.S./International Data Center Development,” *Troutman Pepper Locke Data Centers Series*, November 19, 2025.

PUBLICATIONS

- Co-author, “The Rise of Liquid Cooling Technology and Its Impact on Data Center Leases,” *Troutman Pepper Locke*, January 7, 2025.