There are four key attributes which we believe make us best-placed to advise all players in the data centre industry:

- **Experienced:** With over 20 years advising a broad range of clients on data centre and IT infrastructure developments (including those in the financial services sector), we are at the forefront of technical real estate projects. Our unique combination of construction, real estate and commercial expertise enables us to approach matters from a different angle to any other law firm. We are recognised industry leaders in providing legal services to the technology and communications sectors, operating at the cutting edge of developments relating to the data centre community, including cloud computing, "big data" and energy efficiency.

- **Close industry alignment:** We participate fully in the market. We routinely speak at data centre conferences to strengthen our superb understanding of the environment in which our clients operate. This investment in the sector allows us to add demonstrable value to projects of any size and scale.

- **Effective:** Large, complex, business-critical projects are routine for our lawyers. Through extensive experience, we know that such projects require pro-active management by the lawyers, working with the whole project team. Our objective throughout is to deploy skills and deliver services which represent true value.

- **Cross border:** Given the international nature of the data centre industry, our lawyers share knowledge and sector experience across borders, which has helped the team to develop best practice and new ideas. Our well-resourced International Data Centre Interest Group comprises more than 40 lawyers across many different practice areas including construction, real estate, and intellectual property.

Established TMT player with an impressive track record acting for network operators, software developers and technology companies in the UK, the Middle East, Asia and throughout Europe. Respected for its knowledge of big data, intellectual property, complex licensing agreements and governance issues.

**Chambers Global 2018**
Corporate lifecycle of a Data Centre

We support our clients through various stages of a data centre project:

**Strategic**
Data centres are unlike traditional real estate assets because the income derived from operational services makes up a high proportion of overall income. At this stage consideration must be given to carbon reduction, bulk energy purchase, location choice, intellectual property, cash flow and financial flexibility.

**Site acquisitions and planning**
During the planning stage attention must be given to the real estate acquisition as well as the power and carrier infrastructure. Outline planning is crucial alongside developmental finance, tax, Incentives and environmental considerations such as land, acquisition and clean up.

**Development**
In the developmental stage attention should be given design construction, equipment procurement, asset financing, power and carrier infrastructure, tax incentives and developing M&E systems. At this stage it is prudent to draft provisions giving developers appropriate controls over costs, program and quality issues.

**Operation**
During the operational stage the following aspect must be taken into consideration: whole sale leases, service level agreements, power supply and metering, hard/soft supply, connectivity and peering, facilities management, responding to public sector competitions to supply, data protection, insolvency and dispute resolution.

**Lease and service level agreements**
These documents are a hybrid of property documents and commercial services level agreements which can affect traditional real estate landlord covenants and termination rights etc. Getting the lease and service level agreements right is critical for the value realised from the project. Limitation of liability, rent review provisions, clarify of landlord services, defined levels of service, clear demarcation of party responsibilities, knowhow for the tenant to operate efficiently and provisions for the refresh and upgrade of equipment are of paramount importance.

**Exit and Disposal**
We can advise on the real estate and corporate disposal of a data centre, as well as manage data protection issues.
We have acted on hundreds of matters involving data centre projects at different stages of their evolution and in relation to different areas of legal advice and over the years we have advised key players in and around this industry including:

- Albtelecom
- Arcelor
- AstraZeneca
- Belnet
- BMC Software
- BT
- Bunker Secure Hosting
- CanadaPacific Shipping
- Cargill
- Coats
- Colt
- Commerzbank
- Comparex
- Credit Industriel et Commercial
- Datacenter Investment
- Digital Realty
- Dun & Bradstreet
- Ericsson
- Equinix
- Experian
- Five9
- GDP
- GG1
- Goodyear
- Harmonie Mutuelle EIG
- HP
- Hummingbird Ventures
- IBM
- Intel Capital
- Interoute
- Interxion
- ITG
- JP Morgan
- Kazakh Railway
- KPN
- Level 3
- LSG Sky Chefs
- Man Investments
- Matterhorn Capital
- Mitie
- New Brunswick
- NRB
- Import.io
- Nexenta Systems
- Nokia
- PayON AG
- Rocket Fuel
- Sentrum IV
- Shell
- Shere (Acrus)
- Sojern
- Storm
- Telecommunications
- Supernaut
- Telecity
- Viatel
- Vehicle and Operator Services Agency
- Verne Global

We are passionate about advising on our clients' data centre requirements.
Global Market Leaders

Bird & Bird has built a stellar, global reputation of providing sophisticated, pragmatic advice to companies carving our digital future.

Global Accolades

- Our Data Centres practice was commended in the FT Innovative Lawyers Report for “Innovative Corporate Strategy,” the report remarked on our international cross-sector and multi-practice approach which has established Bird & Bird as the go-to firm for global data centres projects.
- We are ranked by Chambers Global 2019 as one of the top six technology and communications law firms globally, and the leading firm in Europe.
- Ranked in tier 1 for Chambers Europe wide Information Technology, Telecommunications; Intellectual Property, Data Protection & Regulatory TMT.
- Named the “Leading Global Law Firm” for Data (IT, Telecoms, Privacy, Data Security). 32 of our lawyers were named as leaders in the field, from our offices in Australia, Belgium, Denmark, Finland, France, Germany, Hong Kong, Italy, the Netherlands, Singapore, Spain, Sweden, UK and the USA.
- We currently have 9 countries listed in tiers 1 for technology and communications in the 2019 Legal 500 directory rankings. Belgium, Czech Republic, Denmark, France, Germany, Hong Kong, Netherlands, Poland and the UK.

Looking for more information on Cloud? Download Our Cloud Services App.

The Bird & Bird cloud app which provides responses to commonly asked legal questions relating to cloud computing services. It reviews issues of consumer protection, data protection, data portability, intellectual property, liability, security and the use of the cloud by the public sector.

The app aims to give a comparative approach to commonly asked legal questions in these fields for: Australia, Belgium, Czech Republic, Denmark, Finland, France, Germany, Greece, Hungary, Italy, Netherlands, Norway, Poland, Singapore, Spain, Sweden, Switzerland, Turkey, UAE and the UK.


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A list of members of Bird & Bird LLP and of any non-members who are designated as partners, and of their respective professional qualifications, is open to inspection at that address.