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Why battery storage is the next big opportunity in commercial property

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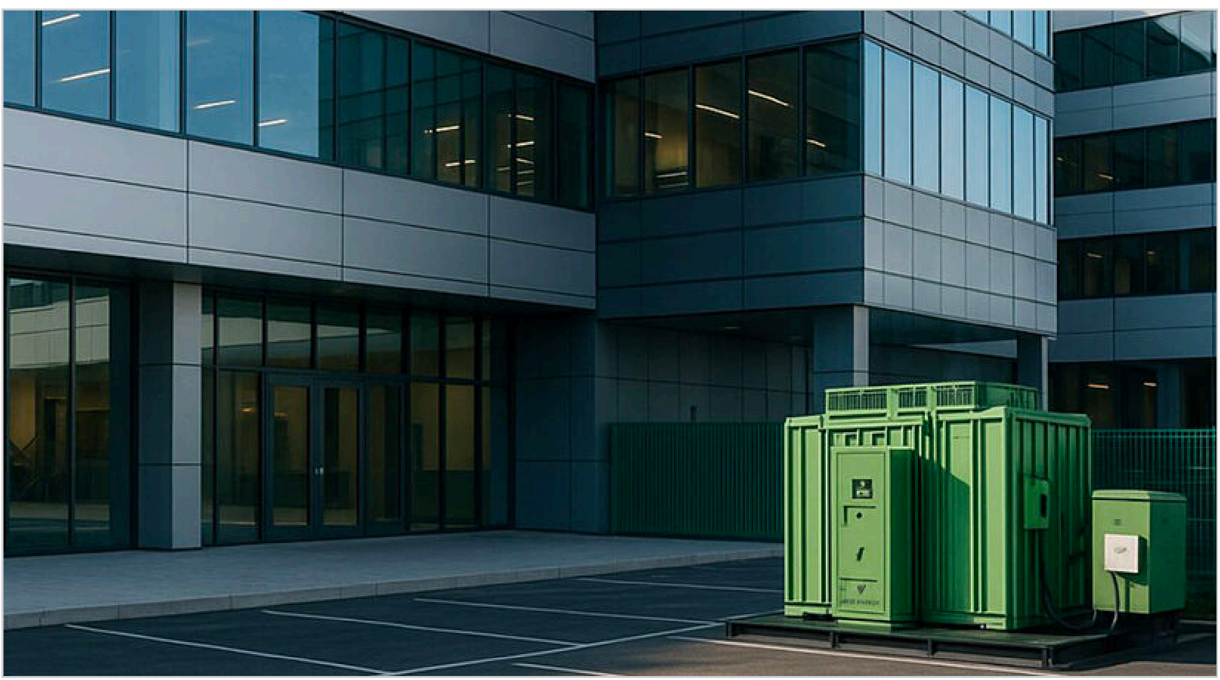

Aaron Lally, director of Vest Energy looks at the possibilities for batteries.

Smart buildings are reshaping the commercial property sector, not just in how they operate, but in how they generate value. Energy performance is now a major factor in asset resilience, tenant appeal and investment potential. Yet many commercial buildings are still underleveraging one of the most impactful technologies available today: on-site battery storage.

Until recently, battery systems were viewed as a niche or future-facing solution. But with grid constraints mounting, volatile electricity costs and net-zero commitments intensifying, that perception is rapidly changing. We're also seeing blackouts becoming more frequent, predominantly driven by ageing infrastructure and rising peak demand. It's no longer enough for buildings to just tick the efficiency box, they must be resilient too.

Battery storage answers that call. It enables buildings to store electricity when it's cheaper or cleaner, such as overnight or when solar production is high, and use it when prices spike or the grid is strained. This flexibility is foundational to a modern energy strategy. It reduces bills, supports grid stability and can even open new revenue streams through demand response or peak shaving.

If you already have solar PV but no battery, your building could be doing much more for you. Without storage, excess solar energy is often exported to the grid at low rates. A battery allows you to store that energy and use it later, maximising self-consumption and improving your return on investment. Likewise, if you don't yet have solar but have the roof or land space to install it, pairing it with battery storage creates a much more robust system.

The commercial case is increasingly compelling too. A well-optimised battery can generate strong returns in just a few years, especially when paired with solar PV or EV infrastructure. It turns a passive energy system into a flexible, responsive one by cutting costs while aligning with broader ESG goals.

At VEST, we've developed the GreenBattery, a first-of-its-kind, zero-capex solution designed specifically for commercial properties. We handle the investment, installation and optimisation, so building owners can benefit from smarter energy use without upfront costs. It's a no-regret move toward lowering operating expenses, improving ESG credentials and enhancing grid independence.

In the context of smart building design, battery storage is more than a technical add-on: it's a strategic enabler. The early adopters are already seeing the results: lower costs, reduced carbon and more secure infrastructure. In a world where energy is both a risk and an opportunity, battery storage ensures your building is not just connected but is actively working for you.