

PRESS RELEASE

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DELMA DEVELOPMENTS CELEBRATES COMPLETION AT £6 MILLION ROTHERHAM SCHEME WITH PRE-LET SUCCESS

North West based Delma Developments celebrated the completion of the first phase of their £6 million scheme at Aspen, Centurion Business Park, Rotherham, with the announcement of two pre-lets at the 100,000 sq ft industrial/distribution development.

Lease terms have been agreed with two businesses, totalling 8,600 sq ft, with a further unit of 8,500 sq ft now under offer.

Signs Express will open their new centre for Rotherham/Sheffield in a 1,800 sq ft unit at Aspen, with Bereco taking 4,600 sq ft. Two further units are due to be let in the next two weeks totalling 3,500 sq ft.

Aspen is being developed by Delma in two phases with land acquired from Yorkshire Forward. Funding for the project has been provided by Objective 1, and RIDO (Rotherham Investment & Development Office) has provided considerable practical support towards the development of the scheme. Set within eight acres, Phase 1 comprises 54,000 sq ft in 21 units ranging from 1,500 sq ft to 8,000 sq ft. This includes 12 smaller units from 1,554 sq ft at The Courtyard, which are available on flexible lease terms. Phase 2 of the scheme will commence in summer 2004 and will provide a total of 45,000 sq ft available in four individual units from 5,000sq ft to 18,000 sq ft or as one 40,000 sq ft building.

Aspen combines industrial/warehouse units in single span steel portal frame with 37.5 Kn/sq m floor loading. Each unit benefits from up and over loading doors for easy access and on-site security incorporating CCTV with self contained/shared service yard, which can be accessed via an electronically or manually operated gate with intercom. High specification offices are integral to a number of units, with generous on-site car parking.

Keith Bolton, Managing Director at Delma Developments Ltd comments, "Working in partnership with Rido, Yorkshire Forward and Objective 1 we are delighted to announce the completion of phase one and in particular the lettings success at Aspen together with the continuing high levels of interest from local, regional and national businesses. This success underlines the appeal of Aspen, Centurion Business Park as an established industrial and distribution location. We are currently negotiating with a range of operators and hope to make further announcements of lettings in the near future."

Steve Morris, Joint Owner of Signs Express (Sheffield North) comments, "As a company we wanted to use premises that reflect our image of high quality and standards and Aspen offers just that. The developments central location and good access to the motorway networks ensures we can reach our clients in Sheffield and Rotherham with ease. The high specification of Aspen makes it a pleasure to invite our customers to visit us to see their signs being made.

"The unit's flexibility has been perfect in creating a unique workspace that fits our design and manufacturing needs exactly. We chose Aspen as we need a large amount of space due to the potential number of vehicles on site. The development provides good access for vehicles and our purpose built vehicle bay enables us to apply vehicle graphics to a very high standard".

Kevin Martin, Managing Director of Bereco comments, "Our main reason for moving to Aspen Court is its key location for ease of access. We are thrilled with the site and its facilities, which offer added security for us as a new business; and we are more than impressed to see the completed building having already decided to locate to the property at a very early stage. We hope to have a successful first year at Aspen Court with rapid growth for the foreseeable future in the timber window market place that is expanding as consumers become more environmentally aware."

Aspen Centurion Business Park is located one mile east of Junction 34 of the M1 with easy access to the motorway network beyond. Rotherham town centre is within two miles to the east and Sheffield is 6 miles to the south west. Major employers in the area include T Mobile, Powergen, Toyoda Gosei and AESSEAL.

Units at Aspen are available to let through the scheme's letting agents; Sue Wharton, Whittle Jones Yorkshire on 0113 245 6787, Toby Vernon, Lambert Smith Hampton on 0114 275 3752, and Robert Whatmuff, King Sturge on 0113 244 1441.

Ends

NOTE TO EDITORS

Delma Developments specialises in commercial and industrial property development, with schemes to date totalling in excess of one million sq ft. Based at Ackhurst Business Park, Chorley, Lancashire, Delma undertakes development projects on behalf of sister property company, Northern Trust, which has a current portfolio of over 7m sq ft of industrial and office accommodation in the North and Midlands.

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