



PRESS RELEASE

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£2.3 MILLION INVESTMENT AT SEFTON BUSINESS PARK

Work has begun to develop a 2.5 acre site which, when completed will comprise 33,000 sq ft of workshop space at Sefton Business Park, Aintree, Liverpool. Developers for the scheme, Delma Developments Ltd, part of the Northern Trust Group, plan to create 15 workshops with a scheme value of around £2m.

The site has been purchased from the Northwest Development Agency, and Delma has secured nearly £800,000 of grant funding towards the development through the European Regional Development Fund (ERDF) as part of the Atlantic Gateway programme.

The scheme will be ready for occupation by March 2006, and will provide 15 workshop units in sizes ranging from 990-4180 sq ft, which will be available to let on flexible tenancy agreements. Units over 1000 sq ft will benefit from 10% office space, with all units including security shutters, remotely monitored CCTV system, secure fencing around the perimeter of the site, with access to the site via electrically operated gates.

Andy Dunsmore, Project Manager with the Atlantic Gateway Team at Sefton Council said, "This scheme is a key part of the Atlantic Gateway programme aimed at creating new employment opportunities and will build on the success of previous developments in this area."

Mike Grindrod, Development Director at Delma Developments commented, "High demand due to a lack of suitable quality workshop space in the area is the primary motivation for developing the workspace at Sefton Business Park. The site will be attractive to security conscious occupiers and is situated in an established location, which has benefited recently from high levels of investment particularly to the local infrastructure. We are confident of high levels of interest from local businesses."

Sefton Business Park is located on Deltic Way, Aintree, just off the A59. It is convenient for local amenities and is close to the M57, providing excellent links to the national motorway network.

Delma Developments Ltd is part of the Northern Trust Group, which has a portfolio of over 8m sq ft of mainly industrial and office accommodation located in the north and midlands. Delma was established in 2000 and has developed over 1m sq ft of new office and industrial space for Northern Trust

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Notes to Editors:

Atlantic Gateway is one of eight Strategic Investment Areas (SIAs) on Merseyside identified as having the greatest potential for economic growth with the help of European Funding.