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NORTHERN TRUST
PROPERTY & CORPORATE INVESTMENT

PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 10th July 2006

WORK ALMOST COMPLETE AT POPLAR COURT, CRAMLINGTON!

Lancashire based commercial property investors and developers; Northern Trust has confirmed that work on a new industrial workshop scheme at Poplar Court, Cramlington is due for completion by early August 2006.

Poplar Court is a high quality industrial development providing a total of 28,138 sq ft in units ranging from 1,063 sq ft to 3,769 sq ft. Premises benefit from brickwork and profile composite cladding, 4 – 4.5 metres to underside of haunch, and substantial yard areas providing generous car parking.

Following news of the imminent completion of the works, Northern Trust have confirmed that there is strong interest in the scheme, with 5 of the 13 units already under offer.

Mark Hope, Development Director at Northern Trust Developments comments “We have a proven track record across the North of England in establishing highly successful schemes such as Poplar Court, Cramlington. We have created a range of modern workshop units in sizes to suit the needs of local, regional, and national operators looking to relocate to the area. With the benefit of being able to offer flexible easy in – easy out tenancy terms, designed to attract businesses and meet their every need, we are confident that this development will continue to attract strong interest.

Northern Trust Investments have a substantial property portfolio in excess of 8 million sq ft, and over 2,000 acres of land throughout the Midlands and North of England. The majority of this portfolio has been developed or acquired in recent years and continued expansion is on-going through further acquisition and development activity. The Nelson Park estate currently extends to circa 314,920 sq ft, with the addition of Poplar Court this will exceed 343,000 sq ft.

Northern Trust Developments worked closely with Government Office for the North East and Northumberland Strategic Partnership to secure external grant funding for the project which has been part financed by the European Regional Development Fund (ERDF).

Poplar Court is strategically located a mere four minutes drive from both the A1 and A19 trunk roads approximately 7 miles north of Newcastle City Centre. The Tyne Tunnel is 9 miles to the south and Newcastle International Airport is just 5 miles to the west. The development forms part of the substantial and well established Nelson Park which is the principal Industrial area in South East Northumberland.

Joint agents for the scheme are DTZ Debenham Tie Leung 0191 201 0083 and Whittle Jones (North East) 0191 221 1999.

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