

Despite the financial market turmoil we are pleased to be able to showcase a number of major lettings and the continued growth of our property portfolio.

For anyone looking for a stable business base from a flexible Landlord the Northern Trust Portfolio, managed by Whittle Jones, can provide property solutions throughout the Midlands and North of England.

All our occupiers contribute to the success story and we are delighted to welcome many new companies and invite enquires from existing and new businesses looking for new premises.

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Issue 08 PropertyUpdate

Big Letting to Breasley

In the photo: Katie Bibby, Whittle Jones Lettings Officer welcomes Alan Crawshaw, MD of Breasley Pillows Ltd.

£250 introduction incentive!

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Breasley Pillows Ltd has taken over 55,000 sq ft of space at East Tame Business Park, Hyde having acquired units 1A and 1D on a 5 year lease. Founded in 1973, with over 30 years experience Breasley Foam is one of the most respected and successful companies in their sector.

The latest phase to be refurbished at the circa 300,000 sq ft scheme has seen the creation of 7 additional small warehouse / business units.

Phase 3, totalling 18,840 sq ft was officially launched at a lunchtime reception on the 16th May. Local dignitaries, council representatives, and members of the business community attended the opening.

East Tame Business Park comprises 22 units in total, with phase 3 offering 7 newly refurbished units ranging from 1,482 sq ft to 5,426 sq ft.

Premises are available to let on flexible tenancy agreements. The refurbishment of the first two phases at the site, have resulted in successful lettings to key occupiers including: Kelvin Graphics Ltd, Total Refrigeration Ltd, McVeigh Insulations and most recently Lion Steel Equipment Ltd.

John Marrow, Regional Property Manager at Whittle Jones North West, joint agents on the scheme commented "With a range of units available to let on flexible lease terms including annual breaks and immediate occupation offered with no legal fees, we are confident the latest phase will be a huge success".

For current availability please contact Katie Bibby on 01257 238 666 or email kbibby@lyntonhouse.com



Navigation Point is Letting Well

Navigation Point, located in an established business location on the A41 Black Country New Road at Golds Hill Way, Tipton is proving a huge success. The new development provides a total of 51,000 sq ft of new trade workshop/warehouse units housed in 16 units ranging from 1,431 sq ft to 9,578 sq ft.

Avalon Europe Ltd is the latest firm to have leased space at Navigation Point having taken Unit 2 on a 5 year deal.

The scheme is now home to 9 companies in total. Other occupiers on the site include:

Mastertrade Supplies Limited, Winzer Wurth Industrial Ltd, Union Jack Beers & Wines Co Ltd, Morrells Wood Finishes Ltd, You and Me Hydraulics Ltd, 3C Asset Management Ltd, Combined Energy Solutions Ltd and Huf UK Ltd.

Huf UK is the UK arm of a German company with subsidiaries all over the world. It delivers leading technologies to the car access, security and immobilisation markets and has built a reputation for supplying quality to premium brands.

Bob Smith Managing Director Huf UK commented;

"We are very pleased with this addition to our UK sites, both Whittle Jones and Northern Trust made the process straight forward and we were able to move in, and be up and running quickly. Everyone is pleased with the site, it is ideal for any operation looking to move into the area".

Dawn Webster, Lettings Manager at Whittle Jones Midlands, added "We are delighted that the scheme has proved to be a winner and that is due to its excellent location, the high quality of the units and no-nonsense approach to lettings which means businesses can move in quickly."

The units at Navigation Point are available to let on flexible leases, and provide high quality industrial accommodation in an attractive landscaped environment. The scheme is strategically located providing excellent road links to the regional and national motorway network, with dual carriageway links to Junction 1 of the M5 and Junction 9 of the M6.

For current availability please contact Dawn Webster on 0121 523 2929 or email dwebster@lyntonhouse.com www.navigationpoint-wednesbury.co.uk

Northern Trust Announces Sandbrook Business Park Success



Sandbrook Business Park is a £12m office park development that could potentially create up to 500 new jobs for the Rochdale region.

The first floor of Maple House (2,600 sq ft) has been let to Everyday Skills Ltd on a 5 year deal; whilst Central Networks & Technology Ltd has taken a lease on Rowan House a 5,132 sq ft office building on a 10 year deal. Phase one at the scheme extends to 18,572 sq ft consisting of 3 pavilion style 2 storey office buildings.

Sandbrook Business Park is situated on the successful Sandbrook Park development in Rochdale. Located at the end of the A627(M), the scheme is ideally positioned 1.7 miles from Rochdale Town Centre and provides direct access to the North West's motorway network via junction 20 of the M62. The scheme is well serviced by public transport with regular bus services linking Manchester Road to the town centre where Rochdale rail station provides services across the region and beyond.

For current availability please contact Katie Bibby on 01257 238666 or email kbibby@lyntonhouse.com

www.sandbrookpark-rochdale.co.uk

Looking to expand or lease new business premises? Industrial, Workshop, Warehouse or Offices...

Roy Castle Lung Cancer Foundation Finds a New Home

The Roy Castle Lung Cancer Foundation has leased Building 1000 at the Vortex Court development at Wavertree. The Roy Castle Lung Cancer Foundation which was established in 1990 has taken the 14,202 sq ft building on a 10 year lease.

The decision to move premises was made by the charity due to the expansion of key services which include smoking cessation, education and training, retail and patient support. The move has been funded with the help of Liverpool University and the NWDA. The university will take the existing space in the charity's former headquarters - the Roy Castle Building in the centre of Liverpool. This has allowed the charity to move to bigger premises which can relocate its entire team, including the smoking cessation team, under one roof.

The charity's vital research into the early detection of lung cancer will continue to be conducted from the Roy Castle Building. The new building will be named the Roy Castle Centre and will house around 70 staff with room for expansion.

Mike Unger, Chief Executive of The Roy Castle Lung Cancer Foundation, said "This is an extremely important stage in the charity's development and will help us deliver our much-needed services. Cases of lung cancer are constantly increasing and both patients and carers need our help in coping with its devastating effects. The new building will

deliver an improved, streamlined service."

David Colvin from Matthews & Goodman the agents who acted on behalf of the Roy Castle Lung Cancer Foundation commented "Matthews and Goodman, acting on behalf of The Roy Castle Lung Cancer Foundation, had looked at a number of relocation options both in the City Centre and out of town business park locations and established Vortex 1000 at Wavertree to be the most suitable for a variety of reasons. The quality of building specification and amenity coupled with the ease of access and excellent parking facilities made the choice relatively straightforward."

Building 1000 at Vortex Court is one of three detached state of the art office buildings located on the popular Wavertree Technology Park. Totalling 56,000 sq ft the scheme was developed by Northern Trust in two phases. Wavertree Technology Park is set in attractive surroundings and benefiting from ample car parking the estate is easily accessible with good transport links to the rest of the region.

For current availability please contact Katie Bibby on 01257 238666 or email kbibby@lyntonhouse.com www.vortexcourt.com



..Call the team now for immediate assistance

North West **01257 238666**
Yorkshire **0113 245 6787**

North East **0191 221 1999**
Midlands **0121 523 2929**

Flexible Workspace Solutions



Cedar Court Launched

Earlier in the year Northern Trust launched its new £4 million industrial development in Halesfield, Telford.

Cedar Court totalling 55,166 sq ft comprises of 21 units and provides a range of modern units in sizes from 1,077 - 4,582 sq ft, designed to meet the needs of small and medium enterprises (SME's) with the premises available to let on flexible terms.

Sarah Raper, Chief Executive of Transforming Telford, said "There is currently a high demand, for units of this size in Telford and Cedar Court will provide businesses in Telford or those looking to relocate, with fantastic facilities. Northern Trust's confidence in Telford reflects the town's growth potential and reinforces it as a place where investment and development is making a great impact."

Halesfield has established itself as a popular, modern industrial estate and is accessible from the National motorway network. Cedar Court is easily reached from the M54 via the A442 Queensway and Brockton Way. The new development is located South West of Halesfield 17, directly off the Halesfield roundabout at the junction of the A442 and the A4169.

Chris Baker, Senior Development Manager Asset Transfer, English Partnerships, said "At English Partnerships we are delighted to have worked with Northern Trust again, developing and promoting good quality employment space in the region. This type of industrial development will encourage the continued economic regeneration of Telford."

For current availability please contact Dawn Webster on 0121 523 2929 or email dwebster@lyntonhouse.com www.cedarcourt-telford.co.uk

Success at Shadsworth

Following the success of Northern Trust's serviced office centre known as Number One @ The Beehive, the company acquired the 3 acre site adjoining the scheme and officially launched their new £4 million industrial development, Elder Court, at a special breakfast reception.

The new 46,000 sq ft development offers a range of hybrid office/workshop storage space and is located on the well established Shadsworth Business Park, Blackburn.

The scheme comprises of 28 units in total, offering 22 workshops ranging from 530 - 2,750 sq ft and 6 hybrid business units ranging from 3,300 - 4,150 sq ft which benefit from a mix of office and warehouse/workshop space with individual units offering up to 50% office content in a range of configurations.

Elder Court is now home to 10 occupiers including, Sweets For Life Limited,



LTL Orthopaedic Services Ltd, JDL Double Glazing Ltd, Greens High Class Food Ltd, All Trades (GB) Ltd and Watersmart NW Limited. There is strong interest in the remaining units with Whittle Jones hoping to announce further new lettings in the near future.

Following the launch of the Elder Court, Whittle Jones went on to secure a major letting at

the serviced office centre Number One @ The Beehive to Chubb Electronic Security Ltd. Chubb completed the letting of suite 16 at the centre which totals more than 17,000 sq ft of office space on a 10 year deal.

For current availability please contact Joyce Westwell on 01257 238666 or email jwestwell@lyntonhouse.com



Redwood Court Marks Development Milestone

Redwood Court, Dinnington was officially opened in January of last year marking Northern Trust's achievement at reaching the 1.5 million sq ft landmark in their developed land portfolio.

Six occupiers have since moved into units on the estate including Typhoon CCA Ltd, EM Security Ltd, Bananashoes Ltd, Brookhouse Gas Services Ltd, Pure Technical Services Ltd and Ixion Limited.

The new £4 million high quality industrial development extends to 60,902 sq ft in 15 units ranging from 1,724 - 7,355 sq ft. The scheme is targeted to achieve up to 165 jobs for the area.

For current availability please contact Tracey Frazer on 0113 245 6787 or email tfrazer@lyntonhouse.com

Dedicated to assisting new and existing businesses whatever their property requirements

Whittle Jones Occupational Benefits include;

- Secure workspace
- Flexible terms
- Competitive rents
- Professional management team
- Easy-in, easy-out agreements on smaller units
- Wide variety of size of units and locations
- New units constantly being added to the portfolio

The portfolio consists of predominantly industrial units and office suites from c500 sq ft to c150,000 sq ft

Call now next day occupation available

North West 01257 238666

Yorkshire 0113 245 6787

North East 0191 221 1999

Midlands 0121 523 2929

North West Engineering Group Finds New Home at Southgate Trade Park



North West Engineering Group Ltd has taken c 25,000 sq ft of space at the firm's recently refurbished Southgate Trade Park, Morecambe.

Following a successful growth period the company which now employs over 70 people took the decision to relocate to their new premises on the White Lund Industrial Estate.

Stewart Urquhart, MD at North West Engineering Group commented on the move;

"Given our customer base we had to re-locate to modern premises that would not only present the correct image but

deliver a more efficient and pleasant working environment to enable us to grow and develop. We were very much involved in the specification and refurbishment of the building and were very happy with the level of co-operation and care taken by the developers and landlords to ensure that our expectations were fulfilled. In short we are delighted with our new building."

Southgate Trade Park is prominently situated opposite the Reebok warehouse and adjacent to Lancaster Retail Park. The estate comprises a range of industrial and warehouse units which have recently undergone extensive refurbishment.

Southgate Trade Park now provides a range of industrial and warehouse units ranging in size from 8,907 to 56,044 sq ft. Each unit benefits from a dedicated area of forecourt/service area/car parking and is located within a secure perimeter fence. Units can be fitted out to individual occupier's requirements in terms of office and W/C content. Units 2, 3 and 4 are immediately available.

For current availability please contact Joyce Westwell on 01257 238666 or email jwestwell@lyntonhouse.com



Linden Park Opening

Linden Park is Northern Trust's new development at Consett. Linden Park forms part of Northern Trust's 684,000 sq ft Number One Industrial Estate. The new 59,000 sq ft scheme reinforces Northern Trust's commitment in providing suitable business accommodation in Derwentside.

The new development comprises of 14 high quality industrial/workshop units in 4 blocks, with single units ranging from 1,604 - 8,345 sq ft and combined units of up to 25,000 sq ft.

Barry Nelson, Regional Property Manager for Whittle Jones Chartered Surveyors, joint agents on the scheme commented "The Number One Industrial Estate has proved a huge success for Northern Trust, and with the new Linden Park development offering a range of units on flexible terms we are confident the scheme will attract new and existing occupiers looking to relocate in the area".

Smaller units are available on flexible tenancy agreements and anyone interested in leasing space at the site should contact Whittle Jones North East on 0191 221 1999 for further information.

Linden Park is ideally located immediately north of Consett Town Centre. The site is situated 10 miles from Junction 63 of the A1(M). Durham City Centre is approximately 12 miles South East. Durham and Newcastle are less than 20 miles to the South and North respectively.

For current availability please contact Anne Campbell on 0191 221 1999 or email acampbell@lyntonhouse.com

Birch Court Welcomes First Five Occupiers

Following the launch of Northern Trust's new £2.5 million industrial development at Birch Court, Warrington; Whittle Jones has welcomed the first five occupiers to the scheme. Forwardforce (North West) Ltd are the latest to sign up to a 3 year deal on the site having leased unit 14, a 1,670 sq ft unit. The other occupiers include Snackzone Enterprises Ltd, Building Images Ltd and MBN.



The new 32,700 sq ft scheme was unveiled at a special breakfast reception on the 1st May. Comprising of 21 units Birch Court provides a range of modern units in sizes ranging from 1,105 sq ft to 2,795 sq ft, designed to meet the needs of small and medium enterprises (SME's). Birch Court is located on Grosvenor Grange, one of Warrington's principal business locations.

Carsten Kressel, Project Delivery Manager at Warrington Borough Council said "I am delighted with this new addition to Warrington's commercial property portfolio. This investment by Northern Trust demonstrates huge confidence in Warrington and proves

how successful The Grange is as a business and employment area".

The scheme is already generating a great deal of interest, with a number of units already under offer. John Marrow, Regional Property Manager for Whittle Jones Chartered Surveyors, joint agents on the scheme commented "The level of enquiries generated by the high quality buildings and the flexible, easy-in easy-out agreements illustrates the need for this type of property in Warrington".

Grosvenor Grange has established itself as a popular employment area in Warrington and is accessible from the National motorway network. Birch Court is easily reached from the M6 via the A574 Birchwood Way and A57 Manchester Road. The new development is located at the end of Grosvenor Grange, off Woolston Grange Avenue. Birch Court provides an ideal and central base to serve the whole of the North West region.

Jane Marshall, Eileen Bilton Partnership, joint agents on the scheme added "The flexible lease terms and speed of occupation will be of huge benefit for new start up companies or indeed local occupiers needing additional storage space. The Grange Industrial Estate continues to prove a popular and convenient location for companies requiring good motorway access".

For current availability please contact Katie Bibby on 01257 238666 or email kbibby@lyntonhouse.com



Business premises available throughout the north west, north east, yorkshire & midlands

From each regional office Whittle Jones can meet a wide variety of occupational requirements on flexible terms to suit, and offer a fast and efficient service from professional management teams.

With planned maintenance programs, security improvements and new developments our customer base is continuing to grow year on year.

Call now for current availability or visit www.whittlejones.com

North West 01257 238666

North East 0191 221 1999

Yorkshire 0113 245 6787

Midlands 0121 523 2929

How will the 2008 Pre-Budget Report affect you?

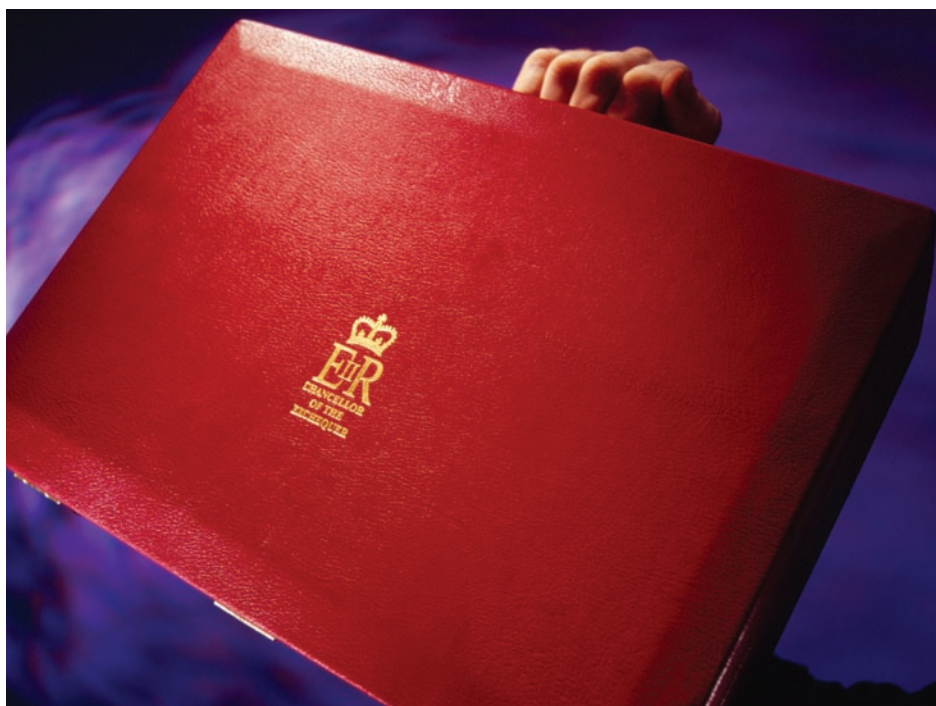
This article is taken from www.businesslink.gov.uk

The 2008 Pre-Budget Report sets out how the Government is working to achieve its long-term economic goal to secure and maintain economic stability.

Businesses are facing an exceptionally challenging economic climate with uncertainty over the short to medium term. The decisive steps the Government has taken to help ensure financial stability are critical to business, and action, such as the temporary reduction in the rate of VAT, will provide significant support during the economic downturn. The Government is taking further action to help businesses respond to the current economic challenges over the short term.

The 2008 Pre-Budget Report announces:

- **VAT.** The standard rate of VAT has been reduced by 2.5 per cent from 17.5 per cent to 15 per cent from 1st December 2008 to 31 December 2009, when it will revert to 17.5 per cent. Only standard-rated sales are affected. There are no changes to sales that are zero-rated for VAT. Similarly, there are no changes to the VAT exemptions.
- **Business Rates.** There is to be a temporary increase in the threshold for empty property relief. For the financial year 2009/10, empty properties with a rateable value of less than £15,000 will be exempt from business rates. Legislation will be introduced to give businesses more time to pay certain backdated business rates bills issued before 31 March 2010. Businesses facing such bills will be able to pay



their liability for previous years in equal interest-free installments over eight years, rather than immediately.

- Measures to help small and medium-sized enterprises facing credit constraints, including a new Small Business Finance Scheme to support up to £1 billion of bank lending; a separate £1 billion guarantee facility to support bank lending to small exporters; a £50 million fund to convert businesses' debt into equity; and a £25 million regional loan transition fund;
- New HMRC Business Payment Support Service to allow businesses in temporary financial difficulty to pay their HMRC tax bills on a timetable they can afford. This will provide a dedicated helpline for customers who are worried about being able to pay taxes owed to HMRC.

- More generous tax relief for businesses now making losses and the modification of a number of planned tax reforms, including vehicle excise duty, air passenger duty, and deferral of the increase in the small companies rate of corporation tax; and

- Package of reforms to the taxation of foreign profits, including the introduction of a foreign dividend exemption for large and medium-sized businesses, supported by a worldwide debt cap on interest.

For further information on Business support and the Pre-Budget Report please visit www.businesslink.gov.uk or HMRC website, www.hmrc.gov.uk

Workspace To Let

Whittle Jones Welcomes New Regional Property Manager



Whittle Jones Chartered Surveyors, has appointed Richard Suart as their new Regional Property Manager. Richard will head up the Whittle Jones Midlands office and is responsible for Northern Trust's 1.3 million sq ft portfolio within the region.

Richard brings with him a wealth of experience having previously spent 4 years with Horton Estates Ltd as Commercial Surveyor managing a £250 million property portfolio and prior to this as Associate Director within the Asset Management Team at Lambert Smith Hampton for over 6 years.

Richard commented on his appointment "I am looking forward to the challenge of managing a substantial property portfolio and to improving the existing properties under management. Northern Trust is a company with a substantial asset base and hunger to expand the portfolio through acquisition and development and therefore it is an exciting time to join".

Richard is available on 0121 523 2929 or email rsuart@lyntonhouse.com

Whittle Jones Portfolio Grows!

Over the last 12 months not only has Whittle Jones welcomed the completion of various development sites, but the portfolio has also increased following Northern Trust acquisitions at Wakefield and Widnes.

Northern Trust purchased 4 high specification offices at The Gateway, Silkwood Park, Wakefield.



The 12,000 sq ft acquisition at junction 40 of the M1 comprises 4 offices arranged in two blocks, each providing two 3,000 sq ft self contained 2-storey offices. Set in attractive surroundings with ample car parking facilities, each office has been designed for maximum flexibility, and will be available to let on a whole or floor by floor basis (from 1,500 sq ft). The Gateway is located on the A638, at the entrance to Silkwood Park, a 102 acre mixed-use development site. Occupiers include Days Hotel, Total Fitness, Ahd Plumbing and Heating, and Toyota Car Dealership.

More recently Northern Trust acquired Simms Cross and Grenfell House at Widnes. The 20,395 sq ft retail/office scheme bought post auction adds to Northern Trust's property portfolio. The new build scheme at Simms Cross & Grenfell House, Widnes comprises of 9 retail units totalling 11,000 sq ft and 9,395 sq ft of first floor offices. Simms Cross & Grenfell House are located on Widnes Road within Widnes Town Centre.

£250 introduction incentive

Any occupier referring a new customer to Whittle Jones will receive a £250 introduction incentive on completion of the new lease or tenancy agreement.

Introduce a new occupier, speak to the team today

North West **01257 238666** North East **0191 221 1999** Yorkshire **0113 245 6787** Midlands **0121 523 2929**

Flexible Workspace Solutions : www.whittlejones.com

Whittle Jones Property Focus

Whittle Jones North West North

For new space contact Joyce Westwell 01257 238666

41 Estates in the following areas:

Lancashire

- Preston
- Chorley
- Lancaster
- Morecambe
- Blackpool

East Lancashire

- Blackburn
- Burnley
- Accrington

Cumbria

- Maryport
- Workington
- Cleator Moor
- Millom
- Barrow in Furness
- Longtown
- Egremont
- Cockermouth

Whittle Jones North West South

For new space contact Katie Bibby 01257 238666

37 Estates in the following areas:

Merseyside/Cheshire

- Skelmersdale
- Warrington
- Birkenhead
- Litherland
- Neston
- Liverpool
- Netherley
- St Helens
- Bromborough
- Widnes
- Runcorn

- Wallasey
- Bootle
- Ellesmere Port

Greater Manchester

- Manchester
- Wigan
- Hyde
- Salford
- Heywood
- Leigh
- Bolton

Whittle Jones Midlands

For new space contact Dawn Webster 0121 523 2929

28 Estates in the following areas:

West Midlands

- Hockley
- Birmingham
- Small Heath
- Blackheath
- Dudley
- Stechford
- Brierley Hill
- Saltley
- Witton
- Halesowen
- Walsall
- Telford
- Tipton

Cambridgeshire

- Peterborough

Northamptonshire

- Northampton
- Daventry
- Wellinborough

Staffordshire

- Stoke on Trent

Leicestershire

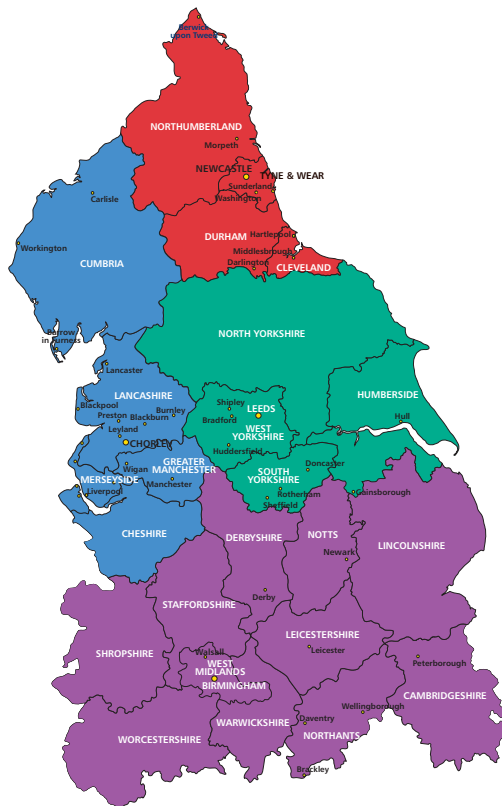
- Leicester

Derbyshire

- Derby

Worcestershire

- Bromsgrove



Whittle Jones North East North

For new space contact Donna Stewart 0191 221 1999

33 Estates in the following areas:

Northumberland

- Blyth
- Morpeth
- Prudhoe
- Haltwhistle
- Hexham
- Ashington
- Cramlington
- Wooler
- Rothbury
- Belford
- Berwick

- Amble
- Pegswold
- Alnwick

Tyne & Wear

- North Shields
- Jarrow
- Houghton Le Spring
- Sunderland
- South Shields
- Wallsend
- Newcastle

Whittle Jones North East South

For new space contact Anne Campbell 0191 221 1999

33 Estates in the following areas:

County Durham

- Crook
- Durham
- Consett
- Stanley
- Stanhope
- Tow Law
- Wolsingham
- Tudhoe
- Chilton
- Sedgfield
- Fishburn
- Trimdon Grange
- Thornley Station
- South Hetton
- Ferryhill

- Bishop Auckland
- Chester-le-street
- Darlington
- Newton Aycliffe
- Esh Winning
- Langley Park
- Seaham Grange

Cleveland

- Middlesbrough
- Hartlepool

Tyne & Wear

- Washington
- Gateshead

Whittle Jones Yorkshire

For new space contact Steven Porter 0113 245 6787

31 Estates in the following areas:

West Yorkshire

- Leeds
- South Kirkby
- Todmorden
- Bradford
- Huddersfield
- Shipley

East Yorkshire

- Bridlington
- Hornsea
- Grimsby
- Pocklington
- Goole
- Scunthorpe
- Hull

South Yorkshire

- Dinnington
- Goldthorpe
- Doncaster
- Mexborough
- Denaby
- Rotherham
- Barnsley

North Yorkshire

- Scarborough

Lincolnshire

- Gainsborough

Business Support

Need information, advice and support to start, maintain and grow your business?

Contact Business Link for further details:

North West 0845 00 66 888

West Midlands 0845 113 1234

North East 0845 600 9006

East Midlands 0845 058 6644

Yorkshire 0845 604 8048

www.businesslink.gov.uk

Managing property portfolio on behalf of Northern Trust



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