

# Poplar Proving "Oh So Popular!"



The recent construction of 13 new workshop units by Delma Developments for Northern Trust at Poplar Court, Cramlington proved a real winner with local businesses so impressed that over half of the units were snapped up within a fortnight of completion.

Yet again Northern Trust sites and flexible approach prove to be popular across a wide range of industries and new tenants include a label maker, bean bag manufacturer, supplier of swords and a media company.

Steve Brown, Regional Property Manager for Whittle Jones North East (North) commented "We are absolutely delighted with the initial success of the scheme and I am very optimistic that another two deals will be concluded shortly. The units have caught the imagination of local companies looking for good quality premises on a good site and Poplar Court appeals due to its location, layout, and its bright and spacious appearance".

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## Looking For New Premises In The Tyne And Wear Area?

If you're looking for flexible new business premises, large or small, in the North East, why not pop along to the Tyne and Wear Commercial Property Show on 29 March 2007? Held at the Newcastle Racecourse, Gosforth High Park, Newcastle, it will provide you with an ideal opportunity to discuss your requirements in greater detail with our staff from Whittle Jones NE who will be exhibiting.

Whittle Jones North East at the 2006 Commercial Property Show - from left to right: Martin Horswood, Assistant Management Surveyor Whittle Jones NE, Anne Campbell, Lettings Officer Whittle Jones NE, and Jill Douthwaite Assistant Management Surveyor Whittle Jones NE.

## Burning Issues - Government Introduces New, Simpler And Safer Fire Laws

Always keen to keep everyone abreast of the latest changes in legislation particularly when the safety of tenants is involved, Whittle Jones is keen to add its support to recent alterations to fire safety, which promotes simpler and safer fire laws.

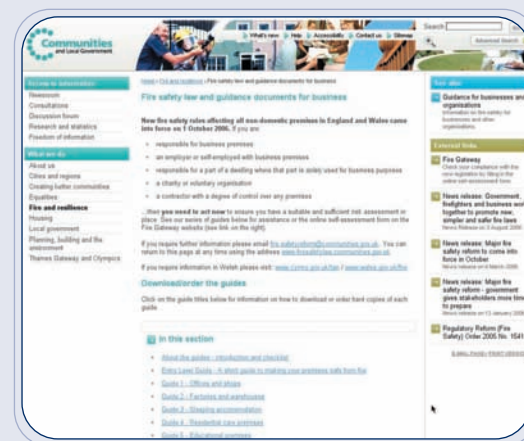
As from the October 1 2006, Fire Safety Orders have replaced all previous legislation. This means that fire certificates will no longer be issued and more importantly will not be recognised as legal documents by the Fire Authorities.

New Fire Risk Assessments have been introduced and whilst the Fire Authorities will continue to visit premises to ensure adequate fire precautions are in place, it will no longer be their responsibility to provide advice on workplace safety.

The responsibility for general fire precautions and workplace safety now rests firmly with individual tenants, who need to ensure a suitable and sufficient Fire Risk Assessment is carried out.

One final message - there are around 40,000 non-domestic fires every year, but the chances are massively reduced in well organised and carefully maintained premises.

For further information on the new legislation please visit:  
<http://www.communities.gov.uk/index.asp?id=1162101>

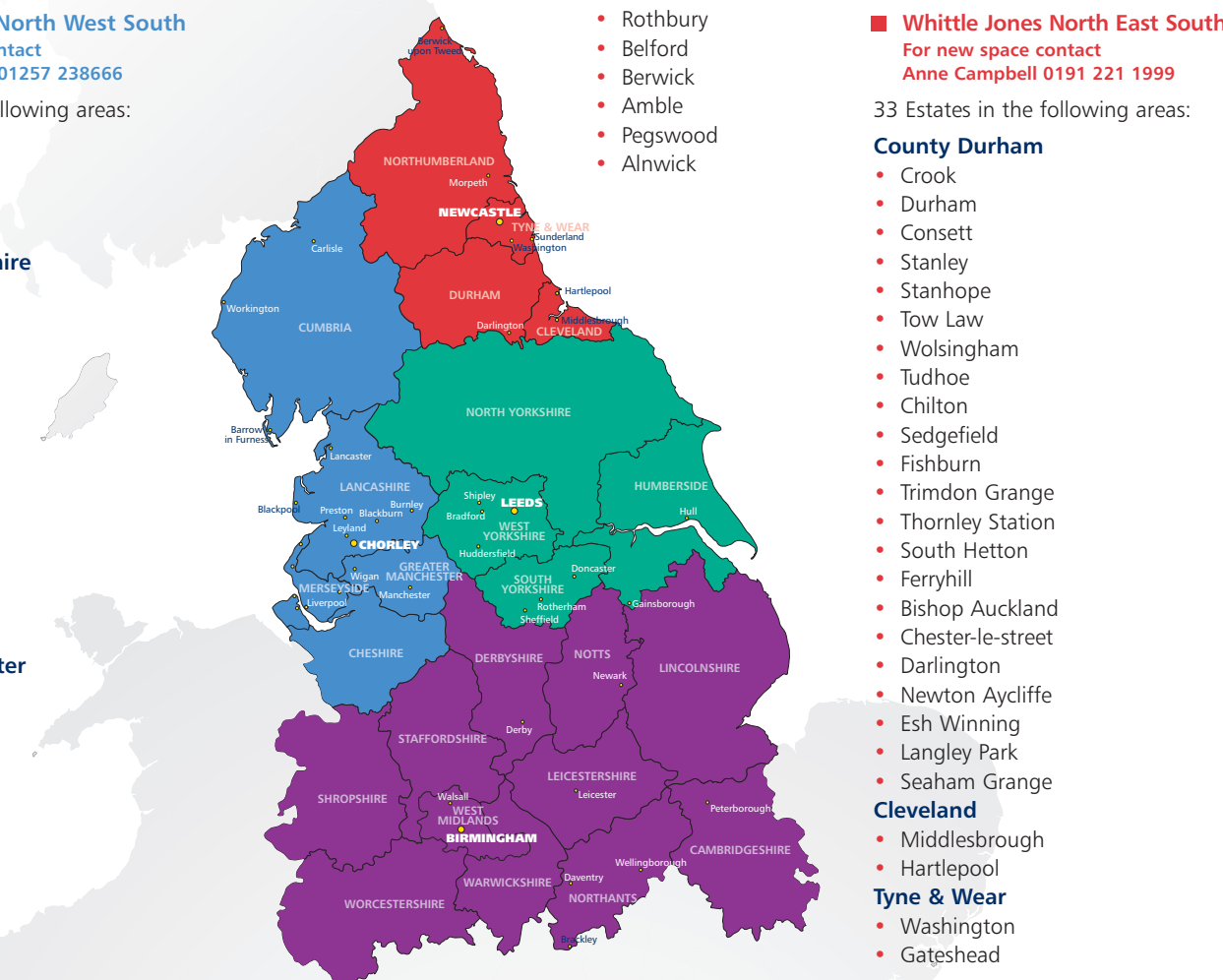


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## The Whittle Jones Regional Property Focus

- 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**Cumbria**
  - Maryport
  - Workington
  - Cleator Moor
  - Millom
  - Barrow in Furness
  - Longtown
  - Egremont
  - Cockermouth
- Whittle Jones North East North**  
For new space contact Donna Stewart 0191 221 1999  
32 Estates in the following areas:  
**Northumberland**
  - Blyth
  - Morpeth
  - Morpeth
  - Prudhoe
  - Haltwhistle
  - Hexham
  - Ashington
  - Cramlington
  - Wooler
  - Rothbury
  - Belford
  - Berwick
  - Amble
  - Pegswood
  - 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
  - Sedgefield
  - 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 North West South**  
For new space contact Clare Mackinnon 01257 238666  
43 Estates in the following areas:  
**East Lancashire**
  - Blackburn
  - Burnley
  - Accrington**Merseyside/Cheshire**
  - Skelmersdale
  - Warrington
  - Birkenhead
  - Litherland
  - Neston
  - Liverpool
  - Netherley
  - St Helens
  - Bromborough
  - Widnes
  - Runcorn
  - Wallasey
  - Boole**Greater Manchester**
  - Manchester
  - Wigan
  - Hyde
  - Salford
  - Heywood
  - Leigh
  - Bolton
- Whittle Jones Midlands**  
For new space contact Dawn Webster 0121 523 2929  
26 Estates in the following areas:  
**West Midlands**
  - Hockley
  - Birmingham
  - Small Heath
  - Blackheath
  - Dudley
  - Stechford
  - Brierley Hill
  - Saltley
  - Witton
  - Halesowen
  - Walsall
  - Tipton**Worcestershire**
  - Bromsgrove**Cambridgeshire**
  - Peterborough**Northamptonshire**
  - Northampton
  - Daventry
  - Wellinborough**Staffordshire**
  - Stoke on Trent**Leicestershire**
  - Leicester**Derbyshire**
  - Derby
- Whittle Jones Yorkshire**  
For new space contact Tracey Frazer 0113 245 6787  
31 Estates in the following areas:  
**West Yorkshire**
  - Leeds
  - South Kirkby
  - Todmorden
  - Bradford
  - Huddersfield
  - Shipley**South Yorkshire**
  - Dinnington
  - Goldthorpe
  - Doncaster
  - Mexborough
  - Denaby
  - Rotherham
  - Barnsley**East Yorkshire**
  - Bridlington
  - Hornsea
  - Grimby
  - Pocklington
  - Goole
  - Scunthorpe
  - Hull**North Yorkshire**
  - Scarborough**Lincolnshire**
  - Gainsborough

## New web site coming soon - [www.whittlejones.com](http://www.whittlejones.com)

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## PROPERTY UPDATE ISSUE 5

## Welcome To The 5th Issue Of The Whittle Jones Newsletter

Since the last edition of the newsletter Whittle Jones welcomes a further 418 new lettings to the Northern Trust Portfolio, which has grown by a further 140,021 sq ft through new development and acquisition.

As well as the official launch of East Tame Business Park, Hyde and the completion of Poplar Court, Cramlington this edition includes details on various topics including:

- New environmental legislation for SME's
- Fire Safety Guidance

We hope you will find the newsletter interesting and useful and on behalf of Whittle Jones and Northern Trust we wish you all the best for the New Year.

Whittle Jones



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## Huge New East Tame Business Park In Hyde Now Open

Northern Trust have recently refurbished the 286,247 sq ft East Tame Business Park in Hyde and to mark the occasion and their commitment to the local community Director Gerry Hamilton presented a donation of £500 to John Fellowes of the Willow Wood Hospice.

East Tame Business Park is conveniently situated in Hyde, Cheshire, approximately 8 miles to the east of Manchester City Centre. The site is well positioned close to the M60 Orbital Motorway, and is easily accessed from Junction 3 of the M67. The site is within the Newton area, approximately 1.5 miles outside Hyde town centre.



East Tame Business Park, a former manufacturing facility provides a range of refurbished industrial and warehouse units, which have the flexibility to be split according to occupier's requirements. The refurbishment has been planned in five phases to provide a range of units from circa 4,500 sq ft to 125,000 sq ft.

All units benefit from being on a fully secure site with ample car parking and generous facilities, including a substantial power supply.



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## Midlands News... Success At Enterprise Park in Newark



Whittle Jones Midlands is delighted to announce their recent success at Enterprise Park in Newark. The Estate had been previously managed by Nottingham County Council who had sublet the units to various tenants.

In July the Birmingham-based Whittle Jones team took over the estate's management and have already successfully re-negotiated contracts with all of the existing tenants and importantly have secured new lets on 4 of the previously vacant units.

Furthermore, as part of their on-going commitment to existing tenants and looking to encourage new, the estate will undergo extensive external refurbishments later this year.

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## Larger Spacecraft Lands At Tanfield Lea North Industrial Estate

Whittle Jones' professional and flexible approach has helped internationally renowned conference and exhibition company, Spacecraft Events Limited to expand their premises and provide the right environment to aid further business growth.



After rapid development over the last 18 months, it was apparent that the North East based company needed more space to service client requirements. With experience of successfully moving businesses quickly and efficiently in to larger premises, Whittle Jones were on hand to provide the ideal solution.

The company previously occupied two units on the Tanfield Lea North Industrial Estate but needed at least 50% more room to build their innovative conference and exhibition sets.

The result has seen Spacecraft undertake a new 6 year lease on a 4,779 sq ft unit on the same Tanfield Lea Estate, near Durham which consists of 31 units in total each benefiting from car parking, fenced compounds, and tenant controlled entrance gates.

Spacecraft Director, Jacqui Chapman commented: "We are proud to be based in the North East and are pleased to find suitable premises with excellent transport links so close to both Durham and Newcastle.

*Whittle Jones provided us with a professional service and most importantly allowed us to make the transition swiftly and with the minimum of disruption to our business during an extremely busy period."*

The Stanley site's popularity is easy to see and is now over 90% let with only a small number of units remaining, ranging in size from circa 1,000 sq ft to 4,750 sq ft.

FOR FURTHER INFORMATION PLEASE CONTACT WHITTLE JONES ON 0191 221 1999.

## Flexible Terms And External Redecorations Prove A Hit At Aston Fields

Whittle Jones Easy in - Easy out flexible lease agreements have proved a major winner at the newly named and re-furbished Aston Fields Trade Park at Bromsgrove near Worcester.

The Estate, which has benefited from external redecoration and new signage offers a range of units for new and small businesses from 930 - 3,500 sq ft.

Thirteen new tenants offering a variety of services have taken space since January last year and the success of the estate without question is down to the flexible Easy in - Easy out agreements, as Whittle Jones Lettings Manager, Dawn Webster explained: "Most of the new Tenants at Aston Fields are small or new businesses who don't want to be tied into a long lease agreements. Starting a new business can be scary and the flexible leases offered by

*Northern Trust give them peace of mind. Whatever happens they can move in, move out, expand or contract with relative ease".*

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## Web Watch - New Government Site Offers Latest Environmental News To SME's



A brand new website has been launched by The Environment Agency offering a free and immensely valuable service to help all small to medium sized enterprises (SME's) keep up-to-date with environmental legislation.

To maximise the service and receive bi-monthly updates simply log on to [www.netregs.gov.uk](http://www.netregs.gov.uk). The confidential service will issue tailor-made emails to keep all organisations fully abreast of the latest environmental issues relevant to business.



The site also boasts an online questionnaire which quickly assesses the current status of businesses and if the correct measures required to comply with environmental legislation are being adhered to. For further information, visit [www.netregs.gov.uk](http://www.netregs.gov.uk).

Regular news flashes will notify subscribers of any new changes in environmental legislation as well as what's new on the site.

Topics subscribers can choose to incorporate within their updates include:

- Legislation
- Air emissions, including noise
- Land use, including land contamination and pollution prevention
- Waste disposal and storage
- Water abstraction, use and pollution

## First New Tenants Announced At East Tame Business Park

Whittle Jones is elighted to announce that the East Tame Business Park has now secured its first three tenants - Total Refrigeration Limited, McVeigh Installations Limited and Kelvin Graphics.

Total Refrigeration Ltd, part of the multinational corporation Unilever, has agreed a 10 year lease on a circa 25,000 sq ft warehouse. The company looks after the refrigeration needs of Walls ice-cream through the management of its cabinet purchase scheme and required a local facility that was flexible enough to accommodate a precise amount of office and warehouse space.

David Parkes, Managing Director commented "We were pleased to be able to relocate within Hyde, as over half of our workforce lives in the area."

McVeigh Installations have taken two units totalling circa 30,806 sq ft following a recent corporate expansion programme, which emphasised the need for larger premises to accommodate the production of their installation panels, which have grown in popularity with the increased requirement to build affordable housing.

Don McVeigh, Managing Director said "We required larger premises that incorporated not only significant factory space but also a large delivery and dispatch area. East Tame Business Park was the only development locally that provided this."

Kelvin Graphics Limited is the third local company to realise the benefits of East Tame moving into a circa 29,164 sq ft unit on a ten year lease. Their total investment on three new units including new equipment, installations, and refurbishments will be approximately £3 million.

David Hodgson, Managing Director of Kelvin Graphics, comments "Following a period of acquisitions and sustained growth it was obvious that working out of 5 different buildings was causing problems. Having had no joy ourselves, we turned to Whittle Jones for a solution and were delighted when they suggested the newly renovated and hugely flexible East Tame site."

FOR FURTHER DETAILS PLEASE CONTACT WHITTLE JONES NORTH WEST ON 01257 238666

## EG AWARDS Whittle Jones North East Scoop Top Regional Award

Whittle Jones North East has won the much coveted title "Most Active Regionally Based Agent" at the recent high profile Estates Gazette Awards dinner held at Aspers, in Newcastle.

Whittle Jones Regional Property Manager, Stephen Brown commented: "With a small team of 14 staff, it is a great achievement and honour for Whittle Jones to be recognised in this way. It is testimony to everyone's efforts that, in the last year, we completed 260 lettings in a highly competitive market. We specialise in the industrial sector our focus is always to improve and add to the managed portfolio via new lettings, acquisitions and development opportunities."

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## Need For Larger Premises Solved By Whittle Jones

Preferential location and once again flexible lease solutions proved a real winner for Runcorn-based BBS Limited, who following a recent company acquisition needed larger premises.

BBS Limited, who distribute structural and external pre-decorated flat sheet products to the building industry, had occupied for the last 3 years a smaller unit on the 45,970 sq ft Sycamore Court estate. However, the recent purchase of a complimentary adhesives business and the desire to open a trade counter meant they needed to move into bigger, more suitable premises.

Whittle Jones had the answer - a new 9,900 sq ft unit on the same estate. John Marrow, Regional Property Manager for Whittle Jones North West explains: "Runcorn continues to appeal to local and regional businesses and the location of the premises together with our ability to offer flexible lease solutions meant we were able to meet the current business requirements of BBS."

Michael Wheelhouse of BBS Limited commented "The company's recent acquisition of BBS Adhesives along with the continued growth of BBS customer base meant we had to move to new and bigger premises. We need to keep one step ahead of our competition and the location at Sycamore Court allows us to reach all major road networks within 10 minutes, which is a huge advantage for our customers".

Sycamore Court is a high quality industrial development providing 11 individual units which benefit from ample car parking, circulation and loading areas and an attractive landscaped environment.

There are now only a limited number of units available, with sizes ranging from circa 2,575 sq ft to 5,095 sq ft.

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## More Good News For Aspen As Comis Expand Premises To Meet Demand



Comis Orthopaedics Limited, the specialist implant and instrumentation company have grown so fast since arriving at Aspen back in January 2006 that they have already out grown their current premises, and have as a result signed up for an additional circa 2,500 sq ft unit doubling their overall size on the same site.

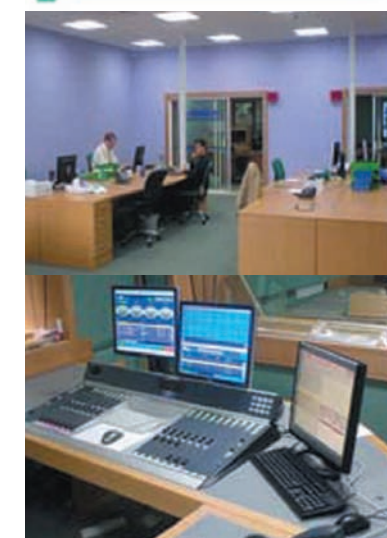
Focussing mainly on their innovative and highly sought after MIS technology (minimally invasive surgery) and the benefits patients' experience, Comis have benefited from the increasing requirement for minimally invasive hip resurfacing implants and accompanying support and training.

Managing Director Shaun Palmer explains: "We have built our reputation on innovation, which delivers benefits to the patient in particular, meets patient's demands to achieve an improvement in quality of life and the enjoyment of prolonged active lifestyle whilst being mindful of the commercial benefits to the healthcare providers. We have seen quite rapid growth and needed a quick and painless expansion - Whittle Jones helped us achieve this."

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## Rother FM - Sweet Music As Aspen Court Continues To Grow



The popularity of Aspen Court in Rotherham continues to increase with the arrival of its latest high profile tenant - 96.1 Rother FM - the area's newest digital radio station. Going live in the middle of October, it will broadcast 24/7 from its brand new state of the art studios providing news, sport and local community features, including a "what's on" web site guide for all members of the Borough.

Whittle Jones Yorkshire Manager David Lee commented: "We are delighted Rother FM chose Aspen Court - they were looking for a modern, flexible site close to all amenities and that is exactly what we could offer."

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