

PRESS RELEASE

17th October 2003

NEW WORKSHOPS COMPLETED AT WILLOW COURT

Local businesses looking for flexible, well-located workspace are being offered the opportunity to lease newly completed workshops at Willow Court, Warrington.

The scheme, which has been developed by Delma Developments Ltd on behalf of Northern Trust Company Limited, is located in the established and popular Winwick Quay area of Warrington. Willow Court comprises 33,775 sq ft in 25 workshops ranging from 535 sq ft to 2,670 sq ft. The quality of the scheme is confirmed by the news that 10 units are already under offer.

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 investment company, Northern Trust, which has a current portfolio of over 7m sq ft of industrial and office accommodation in the North and Midlands.

The units are available to let on Northern Trust's flexible 'Easy In Easy Out' agreements. This enables occupation on an initial three-year term with only three months notice required to vacate the premises at any time. The landlord maintains the structure of the building and the units are ready for immediate occupation.

The high specification units are of steel portal frame construction with brick and composite clad elevations with height to haunch of 4m. Each unit includes an up and over loading door, separate personnel door, ample toilet accommodation and heating and lighting systems installed.

The buildings are situated on an attractive landscaped development, and a circular estate road runs around the periphery of the units, with ample car parking to each unit. A secure fence surrounds the perimeter of the estate and security gates are located at the two entrances.

Comments Mike Grindrod, Development Director of Delma Developments, "Willow Court offers a great location and easy motorway access with Northern Trusts easy in easy out agreement. Tenants have no legal fees to pay and in the majority of cases can be in occupation within 24 hours of viewing a unit. It is therefore no surprise that the development has received a great deal of attention and we currently have ten units under offer."

Willow Court is located on the A49, close to Junction 9 of the M62 and approximately 2 ½ miles from the M62/M6 interchange. Warrington town centre is located 2 miles south.

Agents at Willow Court are Whittle Jones North West on 01257 238 666 and Eileen Bilton Partnership 01925 444 700.

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