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## PRESS RELEASE

FOR IMMEDIATE RELEASE

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# WORK STARTS ON PRESTIGIOUS OFFICE DEVELOPMENT AT SANDBROOK PARK, ROCHDALE!

Lancashire based commercial property developers, Delma Developments, part of the Northern Trust Group has underlined its commitment to Rochdale with the announcement that work has begun on a mixed use development at Sandbrook Business Park, which will include a 65,000 sq ft prestigious office scheme. Part of the development will also include the construction of ten houses which have been sold to a local Housing Association.

Sandbrook Business Park is an exciting new office development located in an attractive and easily accessible location in Rochdale. Work has initially begun on the first phase, which extends to 18,572 sq ft (1,725 sq m) and comprises three buildings each arranged over ground and first floor and benefit from an open plan configuration. The buildings are of steel frame construction with brick elevations and tiled roofs. Phase I is due for completion by March 2007.

Each building within Sandbrook Business Park benefits from raised floors, double glazing, heating and lifts to all floors. The scheme offers generous car parking, with a manned security gatehouse on a fully fenced site with CCTV system, all situated within an attractive landscaped environment.

Mike Grindrod, at Delma Developments comments, "We have a proven track record across the North of England in establishing highly successful schemes such as Sandbrook Business Park, Rochdale. Sandbrook Park is one of Rochdale's most prestigious business parks and we plan to create a range of modern offices in sizes to suit the needs of local, regional and national operators looking to locate in the area. We are confident that this latest development will meet customer demand and attract new and existing businesses to the area. We are constantly looking for investment and development opportunities and are

pleased to be able to add Sandbrook Park to our already significant holding in the North West.”

Northern Trust Group has 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 acquired in recent years and continued expansion is on-going through further acquisition and development.

Delma Developments and Northern Trust have worked closely with The Rochdale Development Agency (RDA) on the development of the scheme, and John Hudson, Chief Executive (RDA) said “We have been pleased to work with Northern Trust on this exciting development. It is an excellent scheme and the new offices are a welcome addition to the stock of modern, good quality business premises available in Rochdale. It will help in bringing new investment and jobs and modernizing the borough’s economy.”

Sandbrook Business Park is located on the successful Sandbrook Park development in Rochdale with quick and easy access to junction 20 of the M62 via the A627 (M) providing connections to the regional motorway network. Sandbrook Park is a well established commercial location with existing occupiers including: MyTravel plc headquarters and Co-op Bank regional office; as well as a range of retail and leisure facilities.

Joint agents for the scheme are Whittle Jones (01257 238666), WHR (0161 228 1001) and Matthews & Goodman (0161 839 5515).

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