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NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

PRESS RELEASE

FOR IMMEDIATE RELEASE

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WORK STARTS ON WORKSHOP DEVELOPMENT AT ELM COURT, ELLESMERE PORT!

North West based commercial property investors and developers, Northern Trust Group has underlined its commitment to Ellesmere Port with the announcement that work has begun on a new Industrial development, through its development company subsidiary Delma Developments which will create 31,000 sq ft of workshop/storage space.

The park is designed to meet the needs of small and medium enterprises (SME's) looking for a base in the area, and will provide 18 workshop units ranging from 1,100 – 2,700 sq ft.

Mike Grindrod, Development Director at Delma Developments comments, "We have a proven track record across the North of England in developing new industrial units and office parks. Our plan at Ellesmere Port is to create a range of modern workshop units in sizes to suit the needs of local and regional operators looking to relocate to the area. With flexible easy in – easy out tenancy agreements designed to attract businesses, we are confident that this development will prove extremely popular."

Northern Trust 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.

The scheme is due for completion in Spring 2007, with part financing towards the project provided by the European Regional Development Fund (ERDF). Charles Holmes at Ellesmere Port & Neston Borough Council said "Elm Court is a new development in the 4M/EDZ area of Ellesmere Port, which includes many major existing industries and employers, where European funding is identified to assist economic, physical and social generation within the corridor formed by the M53, M56, the Manchester Ship Canal and the River Mersey (hence the name of the zone). One of the key aims of the EDZ is to encourage the development of commercial premises. Ellesmere Port and Neston Borough

Council has a total fund of £12.4 million to enable projects to be ‘gap-funded’. Developers should contact Charles Holmes, Regeneration and Economic Development Manager (0151 356 6446) at the Borough Council if they would like to discuss the availability of funding”.

Elm Court is situated in an extremely accessible location close to Junction 10 of the M53, and benefits from surrounding amenities including the Designer outlet village, Cheshire Oaks providing a selection of shops and eateries.

Joint agents for the scheme are Whittle Jones, North West (01257 238666), and Bolton Birch (01244 311681).

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