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PRESS RELEASE

FOR IMMEDIATE RELEASE

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REFURBISHMENT WORKS NEAR COMPLETION AT FEDERATION ROAD TRADING ESTATE, STOKE

Northern Trust Company Ltd is pleased to announce that refurbishment works at its **34,752 sq ft Federation Road Trading Estate in Stoke** are nearing completion. The improvement programme, managed by **Trident Building Consultancy** with **Prestec UK Ltd** as the appointed contractor, includes the reconfiguration of Units 1 & 2, upgraded facilities, and full internal redecoration. Works are also ongoing to **Units 5 and 6**, ensuring a consistent standard across the estate.

The refurbishment works have seen Units 1 & 2 reinstated as individual spaces providing 6,149 sq ft each, with redesigned and modernised W/Cs, refreshed interiors, and enhancements that ensure the property meets the demands of today's occupiers.

The available units now range in size from **4,553 sq ft up to 6,149 sq ft**, and are ideally suited for **trade counter, manufacturing, or distribution** use.

The estate, which comprises six purpose-built light industrial units in a single terrace, features **steel portal frame construction**, integral office accommodation yard areas and car parking. Each unit includes a full-height roller shutter door and an eaves height of approximately 4.6 metres.

Commenting on the refurbishment, **Caroline Jones**, Regional Property Manager at Northern Trust, said: "We're pleased to be nearing completion on the improvements at Federation Road. The works form part of our wider asset management strategy to ensure our properties are of high quality and continue to meet the evolving needs of businesses. I'd like to thank both Trident and Prestec for their commitment and delivery of the scheme."

Northern Trust has appointed **Mounsey Surveyors** as their marketing agents on the scheme.

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Becky Thomas, Agency Surveyor at Mounsey Surveyors, added: "Federation Road Trading Estate is ideally located in a well-established roadside industrial area with excellent transport links. The upgraded space will provide occupiers with a modern and functional base, whether for trade counter use, storage, or light industrial purposes. We're excited to bring the units to market and expect strong interest."

Located approximately half a mile north of **Burslem Town Centre**, the estate offers excellent access to the **A500 dual carriageway**, linking **junctions 15 and 16 of the M6**, and connecting key towns across the **Stoke-on-Trent** conurbation

For further information and to register your interest in the available space please contact the Midlands team on 01543 478900 or via email at midlands@northerntrust.co.uk . Alternatively, you can also contact Mounsey Surveyors on 01782 202294.

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Notes to Editors:

Press Enquiries; Northern Trust Company Ltd: Rosalyn Godsmark, 01257 238555 or rosalyngodsmark@northerntrust.co.uk

Northern Trust is a family-owned private company, established in 1962, with a successful track record in property investment, development and strategic land promotion.

The existing property portfolio extends to 9 million sq ft of industrial, trade counter and office parks, together with more than 4,500 acres of land throughout the UK, with circa 1,500 acres currently being promoted through the planning process for mixed use development.

The Industrial and Office portfolio contains more than 4,000 individual units with industrial unit sizes ranging from as little as 285 sq ft up to c 50,000 sq ft and office suites from as little as 1 person upwards. Premises are situated in over 200 separate locations and the portfolio extends from the South Midlands to the central belt of Scotland. Through recent acquisitions and new development over 500,000 sq ft has been added to the portfolio within the last 2 years. The portfolio is actively managed by Northern Trust's Regional Teams with offices in the North West, North East, Yorkshire, Midlands and Scotland.

New and existing customers looking for industrial and office accommodation can search the NTProperties.co.uk website.

In addition, the development team has project managed the construction of circa 4 million sq ft of commercial space in 50 locations with over 600,000 sq ft currently on site or in the development pipeline.

The strategic land team at **Northern Trust** has secured planning for circa 4,500 new homes over the last 2 years and has current projects covering more than 60 sites with potential to bring forward more than 10,000 new homes. The company works closely with landowners, developers, local authorities and local communities to deliver development across the UK. Please see NTLand.co.uk website for further details.

Northern Trust has substantial funds available for new investment, development, and strategic land acquisitions throughout the UK. For more information please visit the website at www.northerntrust.co.uk