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NORTHERN TRUST

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PRESS RELEASE

FOR IMMEDIATE RELEASE

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NORTHERN TRUST'S NEW £4 MILLION DEVELOPMENT IN SOUTH KIRKBY IS NOW OVER 80% OCCUPIED

Northern Trust Company Ltd is pleased to announce that their new 34,286 sq ft industrial development, Dale Court in South Kirkby is now over 80% occupied; having completed a spate of lettings since its completion earlier in the year.

The new development which has been part funded by the European Regional Development Fund (now the levelling up fund) provides 26 units with sizes ranging from 536 sq ft up to 3,372 sq ft. The units, arranged in 3 separate terraced blocks are now home to 20 different companies including Oakey Cokey Ltd, Green Electrical Solutions Ltd and Team HG Limited.

Team HG Limited, where one of the first businesses to move onto the development taking 2 adjacent units. Team HG, is the team behind the 2 brands HG Graphics and HG Surface. HG Graphics specialise in fleet vehicle branding and display items, whilst HG Surface is the specialised division of the company overseeing many of the managed architectural installation projects, from transforming the look of a building with cladding wraps to decommissioned aeroplanes being wrapped and turned into glamping pods. Gavin Cocliff, Director at Team HG commented, "The business was formed in 2006 and was originally known as Home Grown Graphics and was run from my father's garage. Due to the expedient growth of Team HG, the team required more space and in 2023 we decided to make the move to Dale Court. This leap was made to future proof the business and allow us to bring even more work into HQ, completed by a strong team of professionals working alongside each other to produce high- quality solutions."

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Oakey Cokey Ltd, who moved into unit Unit 10 on the development are a family run business manufacturing Briquettes and Hardwood Chippings. Their briquettes can be used across a number of applications including wood burning stoves, open fires, chimeneas, BBQ's and fire pits and are made from 100% waste wood products with no additional glues or binders. Their chippings can be used for wood chip boilers as a fuel source or as a landscaping material in large or small projects. They pride themselves in catering to individual customer needs so encourage people to get in touch with them to discuss their requirements.

Meanwhile, Green Electrical Solutions Ltd are one of the latest businesses to join the other occupiers on the development. Mygreenelectricity are a team of friendly solar energy experts with more than a decade of combined experience in the renewables industry. Richard and Ed are the proud owners of the business, who started out with a clear goal in mind: to reduce their customers' energy bills and reduce their carbon emissions with a focus on quality installations that last a lifetime. As a brand new company with contemporary and state-of-the-art technology, their long standing experience has enabled them to hit the ground running. Further details about their business can be found at www.mygreenelectricity.co.uk.

Jake Marshall, Asset Manager at Northern Trust added "I am delighted that Dale Court has been so well received since it was officially launched back in March. This is testament to the high specification of the units; along with our team on the ground who have worked hard to facilitate each occupier's individual requirements, ensuring their move ins have been completed with ease. We have strong interest in the remaining 4 available units and are confident we will soon be announcing the scheme is fully occupied."

The units over 2,200 sq ft incorporate integral office space, with each unit benefitting from dedicated parking and good communal circulation space. The development has been constructed in line with BREEAM and has been designed to be energy efficient, with 30% of the site being given over to Green and Blue infrastructure.

The new development is actively managed by Northern Trust's regional team based in Yorkshire and Sanderson Weatherall (SW) are acting as marketing agents.

For more details and current availability on the Dale Court please visit the website <https://www.dalecourt-southkirkby.co.uk/> or contact our Yorkshire team on 01924 282020.

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Notes to Editors:

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European Regional Development Fund

The project is receiving up to £1.954 million of funding from the England European Regional Development Fund as part of the European Structural and Investment Funds Growth Programme 2014-2020. The Ministry of Housing, Communities and Local Government (and in London the intermediate body Greater London Authority) is the Managing Authority for European Regional Development Fund. Established by the European Union, the European Regional Development Fund helps local areas stimulate their economic development by investing in projects which will support innovation, businesses, create jobs and local community regenerations. For more information visit <https://www.gov.uk/european-growth-funding>.

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

The existing property portfolio extends to over 8.5 million sq ft of industrial, trade counter and office parks, together with more than 5,000 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 almost 1 million 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 www.NTProperties.co.uk website.

In addition, **Northern Trust** has developed over 3 million sq ft of commercial space in over 50 locations with over 625,000 sq ft currently under construction or in the development pipeline.

Northern Trust has also secured planning for circa 4,500 new homes over the last two years, and with the current projects covering more than 50 sites where there is potential to bring

forward more than 10,000 new homes. The company works closely with house builders, local authorities and special purchasers in bringing forward strategic land regeneration opportunities

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