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NORTHERN TRUST

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PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 24th February 2026

NORTHERN TRUST SUBMITS PLANNING APPLICATION FOR NEW MULTI-LET COMMERCIAL DEVELOPMENT AT SOUTHGATE TRADE PARK, MORECAMBE

Northern Trust Company Ltd is pleased to announce the submission of a planning application for a new multi-let commercial development on the vacant land at Southgate Trade Park, Morecambe. The proposed scheme will deliver **101,365 sq ft of modern workshop and trade units across 69 units in 11 blocks.**

The development is designed to offer a **balanced mix of unit sizes** to accommodate a wide range of occupier requirements, including

- **Smaller starter units:** 538 – 818 sq ft, ideal for new and early-stage businesses
- **Medium-sized units:** 1,087 – 1,658 sq ft, supporting growing enterprises seeking scalable accommodation
- **Larger units:** 2,196 – 3,315 sq ft, catering to more established occupiers

The development will be built to **B2/B8 use class** standards, promoting a flexible and resilient employment offer at Southgate Trade Park. If approved, the scheme is expected to **create over 250 new jobs** and expand the existing park, which currently offers 87,594 sq ft of commercial space, bringing Northern Trust's total offering in Lancashire to over 600,000 sq ft.

Jonathan Houghton, Operations Director at Northern Trust, said: *"We are delighted to bring forward plans for this significant new development at Southgate Trade Park. The proposed units will provide flexible, modern space for businesses of all sizes, supporting growth and investment in the local economy. We are committed to creating high-quality employment space that meets the needs of the Lancashire business community and delivers long-term benefits for the region."*

The application reflects Northern Trust's ongoing strategy to invest in high-quality commercial property, creating sustainable business opportunities and strengthening the local economy.

For further details please contact Northern Trust on 01257 238555 or visit the website at www.northerntrust.co.uk

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Notes to Editors:

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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