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NORTHERN TRUST
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PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 18th September 2026

NORTHERN TRUST ACQUIRES EARLSWAY TRADE PARK AND DERWENT COURT AT TEAM VALLEY

Northern Trust Company Ltd has strengthened its North East portfolio with the acquisition of Earlsway Trade Park and Derwent Court located on the established Team Valley Industrial Estate in Gateshead.

The two multi-let industrial estates provide a combined 99,608 sq ft of accommodation across 21 units, offering a range of industrial and trade counter space suited to businesses of varying sizes.

Earlsway Trade Park comprises 15 units arranged across three separate parades, with individual units ranging from 1,911 sq ft to 5,130 sq ft. Derwent Court comprises six industrial units arranged across two detached and two semi-detached blocks around a central courtyard, with units ranging from 5,975 sq ft to 15,148 sq ft.

Located within Team Valley, one of the North East's most established commercial and industrial locations, the estates benefit from excellent regional connectivity and provide well-established accommodation for a diverse range of occupiers.

The acquisition takes Northern Trust's North East portfolio to more than 3.1 million sq ft across 81 separate estates, further strengthening the company's position as one of the region's leading providers of industrial and commercial property.

Jonathan Houghton, Operations Director at Northern Trust, commented: *"Earlsway Trade Park and Derwent Court are excellent additions to our North East portfolio and fit well with our strategy of investing in established industrial locations where there is strong and sustained demand for business space. Team Valley is a well-established commercial location with a diverse occupier base, and these estates provide a good mix of unit sizes to meet the needs of local and regional businesses. The acquisition of these estates strengthens our presence in Gateshead and demonstrates our continued commitment to investing in and growing our North East portfolio."*

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Douglas Cranston at HTA Real Estate, who acted for Northern Trust on the acquisition, said: *"We were pleased to act for Northern Trust on the acquisition of Earlsway Trade Park and Derwent Court. It's a rare opportunity to acquire two such core assets on the regions premier industrial estate. The various unit sizes offer great scope to secure a range of tenants going forward and the underlying quality of the real estate will help to ensure rental growth performance and improved returns for Northern Trust. It has been great working alongside Northern Trust in the acquisition of these assets'*

The new assets will be actively managed by Northern Trust's North East office, with the regional team taking a hands-on approach to the estates and working closely with existing and prospective occupiers.

Steven Porter, Regional Property Manager for the North East, added: *"We are very pleased to welcome Earlsway Trade Park and Derwent Court to the portfolio. Both estates offer a strong range of industrial accommodation and will benefit from the proactive, hands-on approach provided by our North East team. Our regional office will be actively managing both estates, working closely with existing occupiers and supporting businesses looking for well-located industrial space in Team Valley. We look forward to building strong relationships with occupiers and continuing to enhance the estates over the coming years."*

Northern Trust remains focused on expanding and actively managing its UK portfolio, delivering flexible business space that supports SME expansion and relocation. This latest acquisition further strengthens the company's strategic growth across the UK, with the portfolio now extending to approximately 9.2 million sq ft across more than 4,000 units, supporting over 25,000 jobs nationwide.

For more information, please contact Northern Trust's North East office on 0191 221 1999 or email northeast@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 over 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