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NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 1st May 2008

NORTHERN TRUST LAUNCH NEW HIGH QUALITY WORKSHOP SCHEME AT BIRCH COURT!

Northern Trust officially launched its new £2.5 million industrial development at Birch Court, Warrington.

The 32,700 sq ft scheme was unveiled at a special breakfast reception on the 1st May when Northern Trust welcomed local dignitaries, council representatives, and members of the business community to the new development. Birch Court is located on Grosvenor Grange, one of Warrington's principal business locations.

Jonathan Houghton, Development Surveyor for Northern Trust commented "Birch Court is another welcome addition to the Northern Trust portfolio and provides a range of workshop units designed to cater for the requirements of local and regional businesses. The easy-in, easy-out lettings policy employed by Northern Trust provides additional flexibility for the new and growing business at which this development is targeted".

Comprising of 21 units Birch Court provides a range of modern units in sizes ranging from 1,105 sq ft to 2,795 sq ft, designed to meet the needs of small and medium enterprises (SME's). Premises will be available to let on flexible tenancy agreements.

Carsten Kressel, Project Delivery Manager at Warrington Borough Council said "I am delighted with this new addition to Warrington's commercial property portfolio. This investment by Northern Trust demonstrates huge confidence in Warrington and proves how successful The Grange is as a business and employment area".

The scheme is already generating a great deal of interest, with a number of units already under offer. John Marrow, Regional Property Manager for Whittle Jones Chartered Surveyors, joint agents on the scheme commented "The level of enquiries generated by the high quality buildings and the flexible, easy-in easy-out agreements illustrates the need for this type of property in Warrington. A number of companies have already shown

an interest in the development and we are confident the scheme will attract both new and existing companies from the region looking to relocate”.

Grosvenor Grange has established itself as a popular employment area in Warrington and is accessible from the National motorway network. Birch Court is easily reached from the M6 via the A574 Birchwood Way and A57 Manchester Road. The new development is located at the end of Grosvenor Grange, off Woolston Grange Avenue. Birch Court provides an ideal and central base to serve the whole of the North West region.

Jane Marshall, Eileen Bilton Partnership, joint agents on the scheme said “The flexible lease terms and speed of occupation will be of huge benefit for new start up companies or indeed local occupiers needing additional storage space. The Grange Industrial Estate continues to prove a popular and convenient location for companies requiring good motorway access”.

Northern Trust was established in 1962 and is now one of the UK’s largest and most successful privately owned property investment, development and land regeneration companies. Northern Trust’s existing property portfolio is in excess of 8 million sq ft of industrial/trade and office parks and has more than 2,000 acres of land under ownership, throughout the Midlands and North of England. More than 1.5 million sq ft has now been developed in over 35 locations since 2000, and Northern Trust continues to expand through all three areas of its property business.

Northern Trust has extensive experience of working with the public sector, with a large proportion of the portfolio originally acquired from the Regional Development Agencies. In addition, new development partnerships have been entered into with various public bodies, to provide employment premises for both Small and Medium Enterprises and larger occupiers, throughout the Midlands and North.

Northern Trust has substantial funds available for new investment, development, and regeneration initiatives throughout the UK.

Joint agents for the scheme are Whittle Jones, North West (01257 238666), and Eileen Bilton Partnership (01925 444700).

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Notes to Editors: Press Enquiries to Rosalyn Booth/Jonathan Livesey, Northern Trust, 01257 238555.

For further information on Northern Trust please visit our website at www.northerntrust.co.uk