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NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

PRESS RELEASE

FOR IMMEDIATE RELEASE

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NORTHERN TRUST ANNOUNCES COMPLETION OF NEW HIGH QUALITY WORKSHOP/HYBRID OFFICE SCHEME AT ELDER COURT!

Northern Trust has announced the completion of its new £4 million industrial development at Elder Court, Shadsworth.

Work on the 46,000 sq ft development was completed on the 10th March, and the scheme was officially launched on Thursday 17th April at a special breakfast reception. Northern Trust welcomed local dignitaries, council representatives, and members of the business community to the opening event.

Northern Trust's new development offers a range of hybrid office/workshop storage space and is located on the well established Shadsworth Business Park, Blackburn. Northern Trust acquired the 3 acre site adjoining their existing serviced office centre known as Number One @ The Beehive.

Neil McManus, Development Surveyor at Northern Trust commented "Elder Court is an excellent addition to the Northern Trust portfolio and provides a range of property solutions for local businesses. The easy in easy out leasing strategy on our workshops gives new and growing businesses the flexibility they need. The hybrid units provide a mix of high quality workshop and warehouse space with fully fitted offices above. We have worked hard on the design to ensure it meets both the industrial and office demands of the modern occupier and early signs are we have got it very much right".

Comprising of 28 units in total, the new development offers 22 workshop units ranging from 530 – 2,750 sq ft. There are also 6 hybrid business units ranging from 3,300 – 4,150 sq ft which benefit from a mix of office and warehouse/workshop space with individual units offering up to 50% office content in a range of configurations.

Shadsworth Business Park is one of Blackburn's most recognised business locations providing a quality business environment with excellent communication links. Junction 5 of the M65 is within a few minutes drive of the scheme offering direct access to the North West's wider motorway network. Blackburn town centre is approximately 2 miles from the site and the proximity of the Royal Blackburn Hospital means that the site benefits from good transport links.

The scheme is already generating a great deal of interest with 5 units already let and 6 more under offer. Neil Weaver, of Taylor Weaver Chartered Surveyors, joint agents on the scheme said "Elder Court has proven to be extremely popular with local businesses and already 9 of the units are under offer/let to Companies including JDL Double Glazing, Watersmart, Sweets4Life, and Select Medical."

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 Taylor Weaver (01254 699030).

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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