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## NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

### PRESS RELEASE

FOR IMMEDIATE RELEASE

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## NORTHERN TRUST WELCOMES FIRST OCCUPIER AS GRANGE COURT IS OFFICIALLY LAUNCHED!

Northern Trust has officially launched the first phase of their first new build development in Scotland. Grange Court is a new industrial development at Grangemouth, forming part of the larger Earls Gate Business Park.

Tom Parkinson, Director at Northern Trust commented: "We are delighted to have entered the Scottish property market with what is an excellent product in a first class location, suitable for new and existing SME Company's looking to start up, expand and relocate in the Falkirk area."

To celebrate the completion of the industrial units, Northern Trust held an official photo shoot on site. The event was attended by Councillors Linda Gow, Leader of the Council; as well as Douglas Edwards, Site Development Manager and John Walker, Estates Manager from KemFine UK Ltd, and Directors of Northern Trust.

Cllr Linda Gow, Leader of Falkirk Council said "We welcome the development of Grange Court and are extremely pleased that Northern Trust chose to bring their first Scottish development to the Falkirk Council area. We appreciate the work done by Kemfine to bring such a prestigious industrial development to fruition and as Northern Trust has completed the industrial units to such a high quality I'm sure they will attract much interest from prospective employers across the sector."

Northern Trust also announced that they have already secured the first letting on the estate to World Trade Direct, who has taken units 4 and 5 totalling more than 3,800 sq ft.

Peter Fraser of DTZ joint agents on the scheme commented "Grange Court occupies a highly prominent position at the junction of Earls Road and Beancross Road, adjacent to the M9 and offers industrial space from 1,000 sq ft on very flexible lease terms. Northern Trust's emphasis on offering the units with maximum flexibility is ideal in the current market, while an inclusive rent also makes it easier for occupiers to manage outgoings."

Grange Court covers a total of 16,545 sq ft in 9 high quality workshop units ranging from 1,093 to 2,212 sq ft. Overlooking Earls Road in Grangemouth, the development is conveniently located for direct access to Falkirk, Grangemouth and also Junctions 5 and 6 of the M9 (Edinburgh – Stirling) motorway. Other occupiers in the immediate area include Fasco, Allied International and Kemfine.

Neil McAllister of Ryden, agents acting on behalf of Northern Trust commented “It has been some time since we have seen a new industrial development of this quality in the Grangemouth/Falkirk area and all credit to Northern Trust for completing the scheme in this economic climate. Letting the first unit already is just reward.”

Northern Trust have invested a total of £8 million in Earls Gate Business Park which also includes Earls Court, a new high quality office development, due for completion in the Autumn. The acquisition from KemFine UK Ltd comprises c 4.5 acres of their prestigious 30 acre business park.

For further information on the development please contact the Joint Agents Ryden (0131 225 6612) and DTZ (0131 222 4500).

- **End** -

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

Earls Gate Park is a joint-venture development between international chemical manufacturing company, Kemfine UK and Scottish Enterprise Forth Valley. It is Scotland's most advanced and integrated industrial/business park for chemical technology and manufacturing companies.

### **Northern Trust Co Ltd**

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 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.

Northern Trust's existing property portfolio is in excess of 8 million sq ft of industrial / trade and office parks and has more than 5,000 acres of land under ownership/management across the UK. More than 1.5 million sq ft has now been developed in over 35 locations, and Northern Trust continues to expand through all three areas of its property business.

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

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