

Contact Person: Rosalyn Booth
Company Name: Northern Trust
Address: Lynton House, Ackhurst Park, Foxhole Road, Chorley, PR7 1NY
Telephone No: 01257 238555
Fax No: 01257 238556
Email Address: rbooth@lyntonhouse.com
Web Site Address: www.northerntrust.co.uk



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 24th August 2007

PHASE I OF NORTHERN TRUST'S SANDBROOK BUSINESS PARK, ROCHDALE DEVELOPMENT COMPLETED!

North West based commercial property developers; Northern Trust has completed the first phase of the prestigious £11 million office park development at Sandbrook Park, Rochdale. Part of the development also included the construction of ten houses which have been sold to a local Housing Association.

Sandbrook Business Park is an exciting 65,000 sq ft new office development located in an attractive and easily accessible location in Rochdale. Phase I which extends to 18,572 sq ft (1,725 sq m) comprises three buildings each arranged over ground and first floor, and benefiting from an open plan configuration. The buildings are of steel frame construction with brick elevations and tiled roofs and include raised floors, double glazing, gas heating, and lifts to all floors. The scheme offers generous car parking, with a manned security gatehouse on a fully fenced site with CCTV system, all situated within an attractive landscaped parkland setting.

Mike Grindrod, Development Director at Northern Trust commented "We have a proven track record in the development of out of town offices having recently completed schemes in Bury, Chorley, and Wavertree in Liverpool."

"Sandbrook Business Park has all the ingredients for a successful Office Park, ideally located just off the A627 (M) and within a short distance of the town centre, added to which occupiers on the Park will benefit from all the facilities available on the adjoining Retail and Leisure Park."

"We are not looking to compete for occupiers with Kingsway, as our units will be smaller, catering for the needs of local and regional occupiers looking for flexible leasing arrangements."

Northern Trust, one of the UK's largest and most successful privately owned property investment, development, and land regeneration companies, has an extensive property portfolio with in excess of 8 million sq ft of industrial/trade and office parks. In 2000 a dedicated development division of Northern Trust was established to undertake commercial development for retention in the Northern Trust portfolio. More than 1.5 million sq ft has been developed or is under construction by Northern Trust in over 30 locations throughout the Midlands and North of England. Continued expansion of the Northern Trust portfolio is on-going through new investment, development, and land regeneration opportunities. For further information on Northern Trust please visit our new website www.northerntrust.co.uk.

Northern Trust have worked closely with The Rochdale Development Agency (RDA) on the development of the scheme, and John Hudson, Chief Executive said "We have been pleased to work with Northern Trust on this exciting development. It is an excellent scheme and the new offices are a welcome addition to the stock of modern, good quality business premises available in Rochdale. It will help in bringing new investment and jobs and modernizing the borough's economy."

Sandbrook Business Park is located on the successful Sandbrook Park development in Rochdale with quick and easy access to junction 20 of the M62 via the A627 (M) providing connections to the regional motorway network. Sandbrook Park is a well established commercial location with existing occupiers including: MyTravel plc headquarters and Co-op Bank regional office; as well as a range of retail and leisure facilities.

Joint agents for the scheme are Whittle Jones North West (01257 238666), WHR Property (0161 228 1001) and Matthews & Goodman (0161 839 5515).

- **End** -

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