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NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 8th January 2008

NORTHERN TRUST MEET DEMAND FOR NEW BUSINESS SPACE!

Northern Trust is pleased to announce the completion of its new high quality workshop scheme at Birch Court, Grosvenor Grange, Warrington. The new £2.5 million industrial development provides 32,700 sq ft of workshop/storage space.

The new scheme situated in an excellent location at Grosvenor Grange, close to Junction 21 of the M6 motorway, has been designed to meet the needs of small and medium enterprises (SME's) looking for a base in the area. Anticipated to create up to 60 new jobs, the units are available to let on flexible tenancy agreements which allow immediate occupation without the need for a solicitor.

Mike Grindrod, Development Director at Northern Trust commented "This is a high quality development which provides smaller units for new and expanding businesses. This type of new accommodation is generally limited and by offering flexible terms we feel that we are meeting a market need. Initial interest has been very good and we expect Birch Court to grow into a thriving business community."

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 comprises 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 of new industrial and office parks have now been developed in over 35 locations since 2000, and Northern Trust continues to expand through all three areas of its property business.

Birch Court provides 18 brand new individual units, ranging from 1,105 sq ft to 2,795 sq ft. The units are finished to a high standard with 3 phase power, WC's and offices to the largest units. The scheme is arranged in three blocks to form an attractive and practical central courtyard providing excellent circulation space. Birch Court is accessed through a single gated entrance, which provides good security.

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Local agent Jane Marshall from Eileen Bilton added “Our experience in letting small business units is that companies are seeking a quick turn around and want to be in occupation as quickly as possible. The Northern Trust flexible tenancy agreement allows this to happen. We are already talking to several parties and interest is promising, from new set up businesses to establish companies looking for additional storage space”

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.