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NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 3rd September 2008

NORTHERN TRUST ANNOUNCES SANDBROOK BUSINESS PARK SUCCESS!

Northern Trust is pleased to announce that their Sandbrook Business Park, Rochdale is proving a huge success. The first floor of Maple House has been let to Everyday Skills Ltd on a 5 year deal; whilst Central Networks & Technology Ltd has taken a lease on Rowan House a 5,132 sq ft office building on a 10 year deal. Phase one at the scheme extends to 18,572 sq ft of 3 pavilion style office buildings housed over 2 floors, and with a further two phases of the development set to follow Northern Trust are keen to acknowledge the achievements of the scheme.

Neil McManus, Development Surveyor at Northern Trust commented “Northern Trust is pleased to announce the completion of the latest lettings at Sandbrook Park. The prestige development is situated in a well established commercial location with a number of existing high profile occupiers. We are confident that the second phase will help bring further new jobs to the area. Buildings are available as a whole or on a floor by floor basis on flexible leasing arrangements which we are certain is proving attractive to local and regional occupiers.

Sandbrook Business Park is a £12m office park development that could potentially create up to 500 new jobs for the Rochdale region.

Robert Peill, Agency Surveyor at Matthews and Goodman who are marketing the development added “ This early success can be attributed to a number of key factors, in particular the close proximity of the excellent motorway infrastructure, relatively low occupational costs as well as the range of nearby facilities and security provisions in place at Sandbrook Park.”

When completed Sandbrook Business Park will total more than 65,000 sq ft of new office accommodation located in an attractive and easily accessible location in Rochdale. The scheme will house 10 office buildings, developed over three phases with sizes ranging from 2,505 sq ft to 9,860 sq ft. The buildings are arranged within an attractive landscaped environment with their own dedicated car parking. Part of the development also included

a residential element which was sold to West Pennine Housing Association who constructed ten houses.

Northern Trust who have developed more than 1.5 million sq ft in over 35 locations, worked closely with Rochdale Development Agency on the scheme and John Hudson, Chief Executive of RDA said “It is really important to the borough that we have an attractive and varied portfolio of modern business premises and sites. Rochdale Development Agency have supported and worked closely with Northern Trust on the development of Sandbrook Business Park, and we are pleased that the first phase of the development is proving a huge success. It will help in bringing new investment and jobs and modernise the borough’s economy.”

James Nichols of WHR Property Consultants, joint agents on the scheme commented “The scheme has benefited from a shift towards leasehold accommodation by occupiers as a result of bank funding becoming far more problematic to secure and this trend will only continue over the coming years. We are currently in dialogue with another occupier for Cedar House which would leave phase 1 of the scheme almost fully let.”

Sandbrook Business Park is situated on the successful Sandbrook Park development in Rochdale. Located at the end of the A627 (M), the scheme is ideally positioned 1.7 miles from Rochdale town centre and provides direct access to the North West’s motorway network via junction 20 of the M62. The scheme is well serviced by public transport with regular bus services linking Manchester Road to the town centre where Rochdale rail station provides services across the region and beyond.

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

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

Notes to Editors

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.

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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.