

Welcome To The 4th Issue Of The Whittle Jones Newsletter

Since last years edition Whittle Jones welcome a further 765 new companies to the Northern Trust Portfolio, which has grown by a further 163,000 sq ft through new development and acquisition. In addition to case studies and estate updates this edition includes guidance notes on various topics such as:

- Asbestos surveys
- Oil storage regulations
- Small Business Rates Relief
- Details of our newly negotiated tenant's insurance scheme

Also attached is a map and schedule of Northern Trust's current assets with contact details for any occupiers wanting more space. On behalf of all at Whittle Jones and Northern Trust we hope you find the newsletter interesting and useful and wish you all the best for 2006.



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Flexible workspace solutions

www.whittlejones.com

FCM Breaking The Mould With Premises Move

Whittle Jones' professional flexible approach has proved another major hit in the North East helping FCM Technologies Limited to expand their premises and provide the right environment to achieve business goals swiftly and efficiently.

The technology company relocated to Maple Way, a major £3.6 million industrial and warehouse development, part of Aycliffe Industrial Park in Newton Aycliffe, County Durham.

FCM has taken a five year lease on Units 2, 3 & 4, totalling 14,989 sq ft. The company's move from the Dean & Chapter Industrial Estate, Ferryhill, County Durham, will allow the desired expansion of its plastic mouldings manufacturing business.

Steve Peverall, Managing Director at FCM Technologies commented "*The relocation to Maple Way will enable the continued expansion of the business. We were looking for accommodation which could offer*

good communications as well as a high profile location, and Maple Way met our requirements perfectly".

Maple Way comprises 70,000 sq ft of high specification industrial space in 9 units ranging from 5,000 sq ft up to 20,000 sq ft. The scheme is located off Durham Way South, less than one mile from junction 59 of the A1(M).

Maple Way has been developed by Delma Developments Ltd, part of the Northern Trust Group, with funding from One NorthEast.

Whittle Jones also have terms agreed on Unit 9, 16,336 sq ft which should complete early in the New Year. Watch this space.....



Whittle Jones North East's Regional Property Manager Barry Nelson (Left) welcomes Steve Peverall, Managing Director of FCM Technologies, to his new Maple Way relocation.

In The News- Bradford Bulls Stars Kick Off Rowan Trade Park



Construction at a new Bradford business park got off to a flying start as Bradford Bulls stars Lesley Vainakolo and Joe Vagana officially launched the Rowan Trade Park.

The two International sporting celebrities joined Whittle Jones' David Lee and Northern Trust's Gerry Hamilton along with representatives of Bradford City Council and those from sister company Delma Developments.

The trade park designed to meet the needs of local businesses or national organisations looking for a base in the city, will provide 14 workshops/trade counter units totalling 3,027sq m (32,585 sq ft), with individual units from 151 sq m (1,628 sq ft) to 307 sq m (3,302 sq ft).

Completion of the prominently situated site on Neville Road, just off the A650 Wakefield Road is due in July 2006.

Northern Trust MD, Gerry Hamilton commented: " We have a proven track record across the North of England in establishing highly successful schemes such as Rowan Trade Park. With flexible easy in–easy out tenancy terms designed to attract businesses and meet their every need, we are confident that this development should be no different."

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Woodmoor Court Provides Next Step On The Ladder

Specialist bespoke furniture manufacturer, AML Joinery has solved its problem of requiring more space to develop its business with a move to Woodmoor Court near Barnsley, South Yorkshire.

As a family business, AML make both contemporary and traditional furniture that ranges from dining and occasional furniture for throughout the home to fitted kitchens and bedrooms. After three years of trading, AML had outgrown their existing workshop.

Key for their on-going expansion was not just extra space but the new unit needed to be ideally situated with excellent transport links and in an environment that created

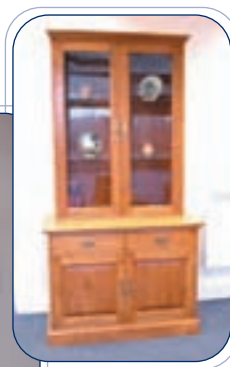
the image to match the high quality of their products. It didn't take long for them to realise Woodmoor Court owned by Northern Trust Ltd and let through Whittle Jones Yorkshire met the required criteria.

Whittle Jones' David Lee added: "As a company AML Joinery were really impressed with the look, location and layout of their new premises, all factors that have been favourably commented on by their customers and suppliers. With our assistance the whole process of finding the right location and securing the necessary premises proved yet again to be a painless and speedy process."

For further Information on AML products and services contact:

Unit 14,
Woodmoor Court, Wharnccliffe
Business Park
Longfields Road,
Barnsley,
S71 3HT.

TEL: 01226 280472



Insurance Re-Launch Drives Down Costs



We are pleased to announce that Whittle Jones have negotiated for you a new commercial insurance facility, underwritten by Norwich Union. The scheme will be administered by Kerry London Ltd, Commercial Lines Insurance Broker of the Year 2005.

Their team of professionals will focus on building you an insurance solution designed to protect your company against a range of business risks whilst working with underwriters to reduce your costs.

In addition to offering you the opportunity to achieve substantial savings from your current insurance expenditure, scheme benefits will also include:

- A free insurance audit designed to highlight legal insurance requirements

- Direct contact with Risk Management and Health & Safety consultants
- Access to an Emergency Helpline open 24 hours a day, 365 days a year
- Accidental Damage cover included as standard
- Increased Tenants Liability Limit of £5,000,000 included as standard
- Interest free premium payment options

Kerry London design and place innovative insurance programmes for a range of businesses to suit individual customer needs. No two businesses are the same and Kerry London solutions are flexible and adaptable to your future requirements.

To benefit from this facility or simply to find out more please contact:

Margaret Chandler at Kerry London on
Telephone Number: 0870-2430781
(calls charged at national rates)

or e-mail
whittlejonesenquiries@kerrylondon.co.uk

Aspen Court - Phase II Tenants Going From Strength To Strength

Previous newsletters have featured the progress of Aspen Court in Rotherham since we began to develop the site in 2002. We are delighted to announce that the final phase, which is ideally situated near junction 34 of the M1 is now complete and it is with great pleasure we welcome the latest four new occupiers:



ALCONTROL UK LIMITED

Alcontrol Laboratories are one of the largest independent testing organisations in Europe, providing a first class service to the food and environmental (water, soil and air) markets. The operation at Aspen provides a quality testing service to the food industry.

ARGO-HYTOS LIMITED

Argo Hytos provide bespoke fluid power solutions for industrial and mobile hydraulic systems focusing on individually designed filter and system solutions that are precisely tailored to customer requirements.

PFANNENBERG UK LIMITED

Pfannenberg are specialists in Electro-Technology for industry and were one of the first to develop and manufacture filter-fan systems to control the problems of heat in switchgear products. Pfannenberg is a medium-sized company, based in Germany with sites in France, Italy, USA, Singapore, China and the UK.

CPI ELECTRICAL LIMITED

CPI have established a state of art, purpose built electronic facility designed to further enhance their wealth of experience in electronic design and manufacture. CPI specialise in the production of PCB assemblies (Surface Mount & Conventional), cable assemblies, electro-mechanical assembly and complete product build and test for current clients and future new business destined for both the UK and global markets.

As an advanced manufacturing facility, they will complement the current design and manufacturing services that CPI Electronics Ltd offer. The main focus of the new facility will be to service current clients with further plans to develop CPI own brand products and offer an excellent contract manufacturing service to potential new clients.

There's A Refreshing Change ...New Oil Storage Regulations Make Environmental Sense

Calling all tenants storing oil above ground in containers of more than 200 litres or domestic stores of 3,500 litres and over.

As of the 1st September last year, you must all comply with the Control of Pollution (Oil Storage) (England) Regulations 2001.



The Regulations cover almost all oils, including petrol, mineral oil, heating oil, lubricating oil, vegetable oil, heavy oils such as bitumen, and oils used as solvents, like paraffin or kerosene. Waste mineral oil is specifically excluded from the Regulations as it is covered under the Waste Management Licensing Regulations.

To comply organisations must:

- Use robust containers, which are unlikely to burst or leak in ordinary use
- Position containers to minimise any risk of damage through impact
- Have secondary containment systems, e.g. a drip tray or bund
- For containers other than drums have secondary containers able to hold a minimum of 110% of the largest tank
- Have drum drip trays which hold 25% of drums total volume
- Have secondary containment units which are impermeable to oil and water
- Keep ancillary equipment within the containment system when not in use
- Have adequate procedures in place for leak detection



Guidance on the Oil Regulations can be found on the Environment Agency's website at:
http://www.environment-agency.gov.uk/commondata/acrobat/oil_regs_leaflet_oct_643819.pdf



Act Now To Avoid The Hidden Dangers Of Asbestos

Tenants with Full or Internal Repairing and Insuring Leases are reminded to be aware of new regulations, which are now in force to ensure you manage the risk of exposing workers to asbestos.

Already, Northern Trust as a responsible landlord, under the advice of ACM Management Solutions Limited, has implemented an asbestos management strategy and commissioned asbestos surveys to properties where it is the Dutyholder under the legislation. However, if you are an FRI or IRI tenant you may or may not be aware that you are responsible for the maintenance of your premises, and consequently will be deemed responsible.

ACM advise that you must locate and identify any asbestos containing materials within your units, carry out a risk assessment, and draw up an asbestos management plan. Most asbestos materials can be managed in place rather than having to be removed, as long as you know what and where they are, and you tell anyone carrying out any maintenance work on the premises.

Importantly asbestos containing materials only present a hazard if they are disturbed, releasing harmful fibres into the air where they can be inhaled.

However please note that ACM Management Solutions Limited are at hand to carry out asbestos surveys and assist in procuring and managing any remedial action that needs to be carried out on identified asbestos. ACM is an independent consultancy specialising in services under The Control of Asbestos at Work Regulations 2002 and The Disability Discrimination Act 1995.

FOR FURTHER DETAILS AND A NO OBLIGATION QUOTATION CALL 01283 515485 OR VISIT WWW.ASBESTOS.IT



Asbestos Pipe Lagging



Damaged AIB Wall



Perforated AIB Ceiling Tiles



Asbestos-containing Floor Tiles

Don't Miss The Bus -

Make The Most Of Small Business Rate Relief

Following changes to the 2005 Rating List, which are now in effect, Whittle Jones are keen to remind you all that there is money to be saved on your future business rate bills.

The good news is that from the 1st April 2005 a new scheme was introduced in England to benefit small businesses, who register with their local authorities and only occupy one property. Businesses qualify if the property has a rateable value of £15,000 or less (£21,500 in Greater London) or if they have one main property and other smaller properties such as a store or car parking space. To qualify, the rateable values of the smaller assessments must be less than £2,200 and the total rateable value must be less than £15,000 or £21,500 in Greater London.

Qualifying businesses for Small Business Rate Relief (SBRR) will receive relief on a sliding scale based on the rateable value of their property. This means a small business with an RV of £5,000 will receive 50% relief, a business with an RV of £6,000 will receive 40% relief, a business with an RV of £7,000 will receive 30% relief and so on down to nil relief at RV £10,000.

The scheme is funded by applying a supplement to the bills of those ratepayers who don't receive Small Business Rate Relief. However don't worry if you are a small business with a rateable value between £10,000 and £15,000 as there is a 'buffer zone' whereby you do not receive relief but are not required to pay the supplement.

FOR MORE INFORMATION ON NON DOMESTIC RATING YOU CAN VISIT THESE WEBSITES:
[THE VALUATION OFFICE AGENCY](#)
[THE SCOTTISH ASSESSORS ASSOCIATION](#)
[THE OFFICE OF THE DEPUTY PRIME MINISTER](#)



New "Greener" Offices Keep Government On Target

Delma Developments on behalf of Northern Trust have begun work on the first office development in the region to pilot an innovative, environmentally friendly and sustainable approach to energy.

In response to the increasing Government pressure on planners and developers to harness renewable energy resources, through 'Urban Wind Generation' in urban settings, wind turbines are being incorporated on the development in order to generate electricity at the Wavetree Technology Park, Liverpool.

The brand new "greener" scheme, Phase Two at Wavetree, will comprise of two detached office buildings of 14,285 sq ft and 18,827 sq ft and will complement the original 26,500 sq ft of office space developed in 2002 which is now occupied by Sportech PLC and Littlewoods Leisure Division.



The scheme, supported by Objective One funding, is being constructed by Wigan based Allenbuild and will be complete in September 2006.

The Government has pledged that 10% of all national power will be generated from renewable sources by 2010 and Northern trust, Delma Developments and Whittle Jones are delighted to be doing their bit.

Joining The Whittle Jones Team



Tracey Frazer
Lettings Officer

The Yorkshire team has been strengthened with the appointment of Tracey Frazer.

Tracey was previously with Hemdys as a Residential Valuer and joined Whittle Jones in January of last year. Tracey is thoroughly enjoying the new challenge of a career in commercial property.



Clare Mackinnon
Lettings Officer

The North West team are delighted to welcome new lettings officer Clare Mackinnon.

Clare is looking forward to the new commercial property challenges that lay ahead at Lynton House, having previously worked with Pugh & Co Auctioneers, where she dealt with commercial and residential property.



John Lightley
Building Surveyor

With over 16 years experience in the construction industry, we welcome John to our North East Office. He has held a number of roles in both the public and private sectors, most recently being Technical Support Manager with the organisation responsible for the maintenance, repair and development of the MoD Army Training Estate within the UK.



Meet Whittle Jones



Whittle Jones North West

Lynton House, Ackhurst Park, Chorley, PR7 1NY

Telephone: 01257 238666 Fax: 01257 238667 E-mail: whittlejonesnorthwest@lyntonhouse.com

Back (Left to Right)

Chris Pye, *Building Surveyor*; John Winstanley, *Management Surveyor*; Clare Mackinnon, *Lettings Officer*; Joyce Westwell, *Agency/Management Surveyor*; Joan Comisky, *Purchase Ledger*; Sam Broderick, *Secretary*; Stephen Wiles, *Building Surveyor*.

Front (Left to Right)

John Marrow, *Regional Property Manager: Whittle Jones North West (South)*

Andrew Lovell, *Regional Property Manager: Whittle Jones North West (North)*



Whittle Jones North East

42 Mosley Street, Newcastle, NE1 1DF

Telephone: 0191 221 1999 Fax: 0191 221 1888 E-mail: whittlejonesnortheast@lyntonhouse.com

Left to Right: Steve Brown, *Regional Property Manager Whittle Jones North East (North)*;

Anne Campbell, *Lettings Officer*; Louise Elliot, *Management Surveyor*; Gillian Scott, *Senior Secretary*;

John Lightley, *Building Surveyor*; Carly Hall, *Receptionist/Secretary*;

Martin Horswood, *Assistant Building Surveyor*; Natalie Edkins, *Secretary/Receptionist*;

Chas Ferguson, *Tenant Liaison Officer*; Dave Heslop, *Assistant Building Surveyor*;

Jill Douthwaite, *Assistant Management Surveyor*; Sarah Gibson, *Agency Assistant*;

Donna Stewart, *Lettings Officer*; Barry Nelson, *Regional Property Manager Whittle Jones North East (South)*



Whittle Jones Yorkshire

3 Lisbon Square, Leeds, LS1 4LY

Telephone: 0113 245 6787 Fax: 0113 244 9932 E-mail: whittlejonesyorkshire@lyntonhouse.com

Left to Right:

David Eade, *Building Surveyor*; Tracey Frazer, *Lettings Officer*; Caroline Pratt, *Secretary/Book Keeper*;

Elaine Miles, *Secretary/Receptionist*; David Lee, *Regional Property Manager*;

Susan Wharton, *Management Surveyor*.



Whittle Jones Midlands

The Jewellery Business Centre, 95 Spencer Street, Birmingham, B18 6DA

Telephone: 0121 523 2929 Fax: 0121 523 6688 E-mail: whittlejonesmidlands@lyntonhouse.com

Left to Right: Tracy Landon, *Secretary/Administrator*; Tracey Redgrift, *Secretary/Administrator*;

Erica Dutta, *Management Surveyor*; Simon Yates, *Regional Property Manager*; Dawn Webster, *Lettings Manager*.

Russell Allford, *Building Surveyor*; Jo-Ann Asbury, *Accounts Administrator* are missing from the photograph.

The Whittle Jones Regional Property Focus

■ Whittle Jones North West North

For new space contact Joyce Westwell 01257 238666

41 Estates in the following areas:

Lancashire

- Preston
- Chorley
- Lancaster
- Morecambe
- Blackpool

Cumbria

- Maryport
- Workington
- Cleator Moor
- Millom
- Barrow in Furness
- Longtown
- Egremont
- Cockermouth

■ Whittle Jones North East North

For new space contact Donna Stewart 0191 221 1999

30 Estates in the following areas:

Northumberland

- Blyth
- Morpeth
- Prudhoe
- Haltwhistle
- Hexham
- Ashington
- Cramlington
- Wooler
- Rothbury
- Belford
- Berwick
- Amble
- Pegswood
- Alnwick

Tyne & Wear

- North Shields
- Jarrow
- Houghton Le Spring
- Sunderland
- South Shields
- Wallsend
- Newcastle

■ Whittle Jones North West South

For new space contact
Clare Mackinnon 01257 238666

39 Estates in the following areas:

East Lancashire

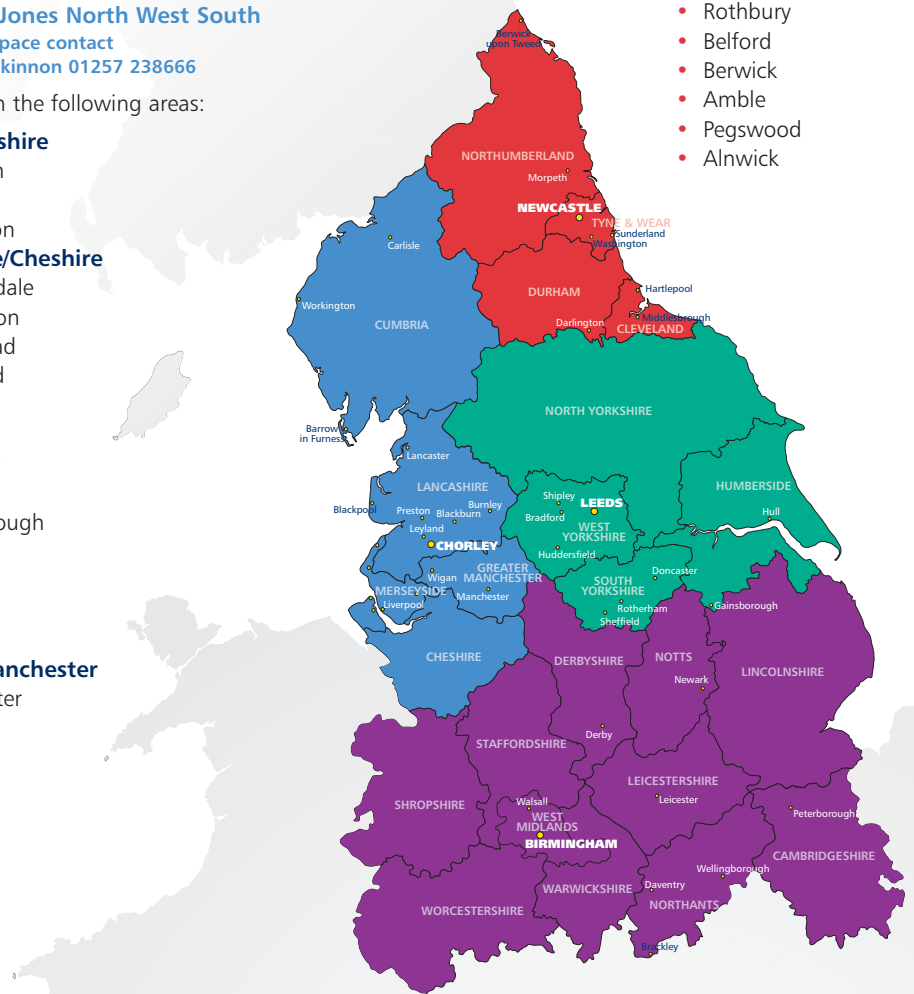
- Blackburn
- Burnley
- Accrington

Merseyside/Cheshire

- Skelmersdale
- Warrington
- Birkenhead
- Litherland
- Neston
- Liverpool
- Netherley
- St Helens
- Bromborough
- Widnes
- Runcorn
- Wallasey
- Bootle

Greater Manchester

- Manchester
- Wigan
- Hyde
- Salford
- Heywood
- Leigh
- Bolton



■ Whittle Jones Midlands

For new space contact Dawn Webster 0121 523 2929

26 Estates in the following areas:

West Midlands

- Hockley
- Birmingham
- Small Heath
- Blackheath
- Dudley
- Stechford
- Brierley Hill
- Saltley
- Witton
- Halesowen
- Walsall
- Tipton

Worcestershire

- Bromsgrove

Cambridgeshire

- Peterborough

Northamptonshire

- Northampton
- Daventry
- Wellinborough

Staffordshire

- Stoke on Trent

Leicestershire

- Leicester

Derbyshire

- Derby

■ Whittle Jones Yorkshire

For new space contact Tracey Frazer 0113 245 6787

30 Estates in the following areas:

West Yorkshire

- Leeds
- South Kirkby
- Todmorden
- Bradford
- Huddersfield
- Shipley

South Yorkshire

- Dinnington
- Goldthorpe
- Doncaster
- Mexborough
- Denaby
- Rotherham
- Barnsley

East Yorkshire

- Bridlington
- Hornsea
- Grimsby
- Pocklington
- Goole
- Scunthorpe
- Hull

North Yorkshire

- Scarborough

Lincolnshire

- Gainsborough

New web site coming soon – www.whittlejones.com