

WELCOME

Over the last year we have seen strong demand for both our industrial and office accommodation across all 5 regions of our portfolio. Over this period we have welcomed c 900 new occupiers to the portfolio and assisted 165 existing occupiers relocate within the portfolio.

Since our last newsletter (issue 12) we have launched our new mobile website and developed the 'Innovate' small office brand (www.innovate-whittlejones.com). In addition, in this issue we are delighted to showcase a number of our new occupiers and provide some important tips from ATG Health & Safety Consultants on 'Fire Safety Regulations'.



FULL HOUSE AT GERARDS PARK, ST HELENS

Whittle Jones is pleased to announce that their new Gerards Park industrial/workshop development is now fully occupied. The new scheme located on College Street in St Helens has proved a huge success with 21 businesses now in occupation on the 30,878 sq ft development.



There are a range of units from 537 sq ft up to 3,789 sq ft; and occupiers on the estate include Lancashire Tea Ltd, J A Windows & Doors Ltd, G F R Ltd, and Mainlink Ltd, amongst others.

Nick Hemmings, Management Surveyor at Whittle Jones commented "The scheme has proved really popular which is testament to the high quality of the business space and its excellent location close to the East Lancashire Road."

The scheme was developed with the assistance of European Regional Development Fund Money.

For more details on Gerards Park please visit the dedicated website at www.gerardspark.co.uk or contact Whittle Jones North West on 01257 238666.



INVESTING IN
englandsnorthwest

EUROPEAN REGIONAL DEVELOPMENT FUND

Innovate@ WHITTLE JONES

Innovate @ Whittle Jones forms part of the wider Whittle Jones commercial portfolio and offers a range of modern small office suites from just 1 person up to 10 people plus. The majority of the small offices incorporate an inclusive pricing structure delivering the ideal solution for start-up and small businesses looking for affordable quality office space.

See page 2 for more details on the latest Innovate schemes.

www.innovate-whittlejones.com



WHITTLE JONES PROUD TO BE BLACK COUNTRY CHAMBER PATRON

Whittle Jones Midlands are delighted to announce they have joined the Black Country Chamber of Commerce as Patrons.

The Black Country Chamber of Commerce is one of 53 accredited Chambers of Commerce. As a membership organisation, they represent around 1,500 businesses who employ over 60,000 employees across Dudley, Sandwell, Walsall and Wolverhampton. The Chamber offers business help and support on a huge range of business issues whilst assisting companies raise their profile and develop a wider sales network.

Richard Suart, Regional Property Manager at Whittle Jones said "Our decision to become Chamber Patrons is based on a need, now more than ever, to support groups whose sole aim is to provide support to businesses in the region and endorse the positive messages about the Black Country both locally and nationally.

The Whittle Jones Midlands region totals circa 1.4 million sq ft of commercial assets, with the majority located in the West Midlands and Black Country. Richard

continued "Our aim is to support the Chamber through our property knowledge and provide a range of available commercial premises to increase the Chambers broad spectrum of Business information."



Margaret Corneby, Chief Executive of Black Country Chamber of Commerce added "I am delighted to welcome our new Patron Whittle Jones. Our Patrons play a key role in advancing the prosperity of the area. Whittle Jones can assist businesses to grow by helping them to expand and relocate in areas including Walsall, Dudley, Sandwell and Wolverhampton."



CONSETT POPCORN EXPANDS AT NUMBER ONE INDUSTRIAL ESTATE

Whittle Jones has announced that Consett Popcorn Company Limited are expanding their operations on the Number One Industrial Estate, Consett. The company is moving from its current premises of 1,500 sq ft to a new unit of over 5,000 sq ft on the popular and well established estate.

Founded in 2008, Consett Popcorn Co Ltd have enjoyed recent success of establishing their gourmet range of popcorn products on the shelves of a national supermarket chain; along with supplying several fine food outlets, farm shops, and independent delis. Current

flavours include, hot chilli and fennel, chilli and lime, garlic and herb, sweet cinnamon spice and the ever-popular salty sweet. The company also produces speciality own-brand popcorn for several well known names, a part of the business which it is hoping to grow with the additional capacity.

As part of the expansion the company has secured £70,000 of grant funding from the Regional Growth Fund backed Let's Grow initiative towards a planned £250,000 investment in the new premises and new machines.

Catherine Furze, Managing Director of Consett Popcorn Company Limited commented "We have grown a lot since we started in our kitchen six years ago and this move will give us the space we need to push the company forward. Popcorn is extremely bulky so needs a lot of room!"

Barry Nelson, Regional Property Manager at Whittle Jones added "We are delighted that we have been able to accommodate Consett Popcorn's expansion plans at Number One Industrial Estate. The estate is situated in a good edge of town location and benefits from improving transport links."

Comprising over 700,000 sq ft of modern industrial / warehouse accommodation, Number One Industrial Estate is now over 97% occupied. **For further details please visit the dedicated website at www.numberoneindustrialestate.co.uk or call Whittle Jones North East on 0191 221 1999.**

Industrial & Office Accommodation To Let

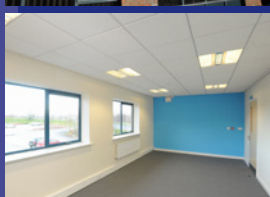
NEW INNOVATE OFFICES LAUNCHED AT DARLINGTON, CHORLEY AND WAKEFIELD



Innovate @ Houndgate is a modern refurbishment of the well situated Houndgate & Beaumont Street office development in Darlington. The Innovate suites offer a range of smaller office space at affordable prices.



Innovate @ Arundel House is the second phase of refurbished small office suites at Ackhurst Business Park, Chorley; and follows on from the success of Innovate @ Conway House on the estate which is currently fully occupied.



Innovate @ The Gateway, which forms part of the wider Gateway office development in Wakefield, has seen the final two phases of small office suites completed.

www.innovate-whittlejones.com

NEW LETTINGS AT EARLS COURT, GRANGEMOUTH

Two new lettings at the prestigious Earls Court office development in Grangemouth have been completed. Baker Tilly, an independent firm of Chartered Accountants and Business Advisors have moved into Building 1 on the estate; whilst Interserve Industrial Services Limited has let the ground floor of Building 6. Both lettings were completed on 5 year lease deals.

Baker Tilly has a network of offices across the UK and is one of the three principal mid-market accountancy firms with over 4,000 partners and staff. Craig Watson, Director at JLL, agents acting on behalf of Baker Tilly commented "This transaction was crucial for the local economy retaining an important financial services occupier in Grangemouth. The landlords at Earls Court were flexible and worked closely with

Baker Tilly to ensure a satisfactory result for both sides."

Interserve is the international support services and construction group, operating in the public and private sectors in the UK and internationally.

Mike McIntyre, Associate at DM Hall, joint agents on Earls Court said "It's fantastic to see Interserve sign up to the space at Earls Court particularly come so soon after the Baker Tilly letting."



Earls Court offers a range of office space and further details can be found on the dedicated website www.earlscourt-grangemouth.co.uk or contact one of the joint lettings agents DM Hall on 01324 328321 or Ryden on 0131 225 6612.

£250
INTRODUCTION
INCENTIVE

**Introduce a new occupier,
speak to the team today!**

Any occupier referring a new customer to Whittle Jones will receive a **£250 introduction incentive** on completion of the new lease or tenancy agreement.

Scotland 0131 220 4844 **North East** 0191 221 1999
North West 01257 238 666 **Yorkshire** 01924 282 020
Midlands 0121 523 2929

www.whittlejones.com

NEW HOME FOR NUBLUE AT WATERVIEW



Whittle Jones completed the letting of Suite 4 at Waterview to NuBlue. NuBlue have moved into the newly refurbished office suite covering c 2,500 sq ft on a 5 year lease agreement. The company was formed in 2005 by Brothers Michael and Thomas Ashworth who have grown the company from a 2 man start-up to a full time team of 25 web professionals. Specialising in web design, development and web hosting services; NuBlue design and host websites for a range of national and multinational clients across a number of different industry sectors.

Michael Ashworth Managing Director of NuBlue commented "The new office



has given us room to continue growing and with the new fit out, gives us a really powerful and professional image which we can be proud of when our clients come to visit. We have been really impressed with Whittle Jones, they have been easy to work with and responsive to our needs, and we couldn't be happier with our new office. We are really looking forward to the next 5 years here in our new home."

Waterview is a converted traditional stone building situated on the bank of the Lancaster canal. **For more details please call Whittle Jones North West on 01257 238666 or email northwest@whittlejones.co.uk**

BRACE OF LETTINGS SECURED AT NAVIGATION POINT, TIPTON

A brace of lettings was secured at the popular 51,305 sq ft Navigation Point estate in Tipton. Broen Valves Ltd has moved into Unit 9 covering 2,594 sq ft on a 3 year deal; whilst Hastings (Group) Ltd has leased Unit 7 totalling 2,805 sq ft on a 5 year lease agreement.

Broen Valves Ltd was founded in 1974 and boast over 40 years' experience within the pharmaceutical industry as well as the education sector with high quality laboratory tabs for water, dry services, burning gas and high purity gasses. A spokesperson on behalf of Broen Valves Ltd commented "In our search for new premises it was essential that we could maintain phone and fax numbers in order to make the transition as smooth as possible. We were looking at many different kind of rentals, but chose Navigation Point due to the good location but also because the entire process from first look, to final move-in date, was very smooth and trouble free."

Dawn Webster, Lettings Manager at Whittle Jones Midlands added "We are delighted

to have secured these two lettings at Navigation Point. The estate provides a range of high quality modern industrial/trade counter units which benefit from excellent transport links to the area and wider regional motorway network."

Navigation Point is strategically located adjacent to the A41 (dual carriageway) at Great Bridge, Tipton, in the heart of the Black Country in an established business park location. **For more details please call the Midlands office on 0121 523 2929 or email midlands@whittlejones.co.uk**



KNICKERBROOK CARS JOINS WHITTLE JONES AT FOXHOLE ROAD

Knickerbrook Cars is a small independent Audi specialist selling top quality used Audis to customers across the North West. Knickerbrook Cars pride themselves in a hand-picked selection of premium used Audis, the majority of which are sourced from main dealer groups or specialist dealers.

Phil Weaver of Knickerbrook Cars Ltd commented "We had been looking for suitable sites to relocate our business to and had our sights set on Foxhole Road for a while. The site is on a major road through Chorley with a large volume of passing traffic which has proved positive in raising our profile and public awareness and we are confident that the move to Foxhole Road will continue to be a successful one for Knickerbrook Cars Limited."

For more details please contact Whittle Jones North West on 01257 238666.



FIRE SAFETY REGULATIONS



A Fire Risk Assessment is the starting point for all fire safety at work, and it is NOT optional. The Regulatory Reform (Fire Safety) Order 2005 sets out legal responsibilities with regards to fire safety, including the provision that anyone who has a degree of control over a non-domestic building will have some responsibility for fire safety at the building. The Act sets out the legal requirement for every business to have a Fire Risk Assessment, and that those employing more than five people have to produce a written Fire Risk Assessment on demand.

Am I responsible for fire safety and for carrying out a fire risk assessment?

- The Act states that “where a person has control to any extent of relevant premises the person shall, to that extent” carry out an assessment of the fire risk within the premises and take reasonable fire safety measures
- In a single occupancy commercial property the tenant is usually responsible for fire safety
- In multi-occupancy commercial properties, both the landlord and the tenant normally share these responsibilities. For example, in a multi-occupancy office block housing a number of employers, all tenants have responsibilities for those parts of the premises used by their employees. The landlord/managing agent will ensure fire regulations are complied with in communal areas and is also responsible for maintaining and checking the shared fire safety equipment, including fire alarm system for the whole building
- All those with responsibilities for fire safety are required to co-operate with one another and produce co-ordinated fire safety measures for the premises

What do I need to include in a Fire Risk Assessment?

As the responsible person, the responsibility for identifying fire risks and precautions will lie with you! You will need to: -

- Identify the potential risk of fire and fire spread
- Identify all persons at risk (including employees and non-employees) and those especially at risk such as disabled people
- Ensure precautions and control measures are in place to reduce risk
- Record the assessments effectively
- Ensure all persons are made aware
- Review the assessment regularly and update as and when required, for instance, when there is a structural alteration or change of use of the premises

You will also need to provide the following information and documentation

- Record of Fire Risk Assessment
- Fire Safety Policy / Procedure
- Emergency Procedures
- Inspection and maintenance procedures

What training do I need to provide to my staff?

The Fire Risk Assessment will assist in identifying what training is required however, you will need to train a sufficient number of persons to: -

- Ensure effective evacuation (fire wardens/fire marshals)
- All employees must be provided with general fire safety awareness training

Remember

The Fire Authority will no longer provide Fire Safety Certificates for you. Responsibility for fire safety lies with YOU! www.atghealthandsafety.co.uk

NEW MOBILE WEBSITE LAUNCHED

Whittle Jones has launched a mobile version of its website making it easier for visitors to navigate around the site using their tablets and mobile devices.

Rosalyn Booth, Marketing & Portfolio Administrator at Whittle Jones commented “We have seen a dramatic rise in the number of visitors to our website being generated from mobile platforms and we quickly realised the benefits of having a streamlined version of our website with a simpler search function and easy navigation for the smaller screens.”

Mobile users visiting the Whittle Jones website will now be automatically directed to the new mobile site unless they opt to view the desktop site. The mobile site can be viewed at <http://m.whittlejones.com/>



A GRAND NATIONAL OPENING FOR THE NEW RETAIL DEVELOPMENT AT CARRINGTON CENTRE



The New Carrington Centre in Eccleston, Chorley was officially opened in view of around 200 members of the local community; and Grand National winning horses Hedgehunter and Ballabriggs were on site to assist in the proceedings. Hedgehunter won the National race in 2005; whilst Ballabriggs won in 2011.



A & S Holdings acquired the New Carrington Centre from Northern Trust; but the scheme is still managed by Northern Trust's in house management company Whittle Jones Chartered Surveyors.

The 13,000 sq ft new retail parade includes a 4,000 sq ft Sainsbury's convenience store, along with 8 shops including the post office, pharmacy and library.

For more details please contact Whittle Jones on 01257 238666 or email northwest@whittlejones.co.uk

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Whittle Jones Scotland

E: scotland@whittlejones.co.uk
T: 0131 220 4844

Whittle Jones North East

9 Kingfisher Way
Silverlink Business Park, Wallsend
Tyne & Wear, NE28 9ND
E: northeast@whittlejones.co.uk
T: 0191 221 1999

Whittle Jones North West

Lynton House, Ackhurst Park
Foxhole Road
Chorley, PR7 1NY
E: northwest@whittlejones.co.uk
T: 01257 238 666

Whittle Jones Yorkshire

Suites 2F & 2G, The Gateway, Fryers Way
Silkwood Park, Ossett
Wakefield, WF5 9TJ
E: yorkshire@whittlejones.co.uk
T: 01924 282 020

Whittle Jones Midlands

The Jewellery Business Centre
95 Spencer Street
Birmingham, B18 6DA
E: midlands@whittlejones.co.uk
T: 0121 523 2929

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