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PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 12th August 2025

NORTHERN TRUST ANNOUNCES FINAL DEVELOPMENT PHASE AT SANDBROOK BUSINESS PARK, ROCHDALE

Northern Trust Company Ltd is pleased to confirm that work has commenced on the final phase of development at their successful Sandbrook Business Park in Rochdale. The new phase will see the construction of 18,869 sq ft of high-quality business space across 9 units arranged in 4 blocks.

Blocks A and B will comprise terraced workshop/industrial units ranging from 1,109 sq ft to 1,658 sq ft, while the remaining two blocks will feature standalone hybrid business units, each offering 4,456 sq ft of space comprising production and office areas at ground floor with an adaptable mezzanine space to accommodate the tenant's specific requirements.

This new build complements the existing estate which currently offers:

- **18,454 sq ft** of modern office accommodation split over three two-storey office buildings – Rowan House, Maple House, and Cedar House
- **26,611 sq ft** of recently completed, fully-let multi-let industrial/business space comprising 14 units.

The new development is the final phase at Sandbrook Business Park and builds on the estate's growing reputation as a key commercial location in the region

Mike Grindrod, Director at Northern Trust Company Ltd commented, "We're delighted to be pushing forward with the final phase at Sandbrook Business Park. The success of the previous developments – now fully occupied – demonstrates the continued demand for flexible, modern commercial space in the region. These new units will offer a versatile mix of sizes and layouts to meet the needs of both local and regional occupiers."

John Marrow, Regional Property Director, added, "This is another significant milestone for Sandbrook Business Park. The hybrid business units in particular reflect changing occupier needs for flexible workspace with office and production areas under one roof. We are confident this final phase will prove just as popular as the earlier developments."

Sandbrook Business Park is prominently located with excellent connectivity and is part of a wider successful mixed-use scheme. For more information about availability and specification, visit: www.sandbrookpark-rochdale.co.uk

You can also contact the North West team on 01257 238666 or via email at northwest@northerntrust.co.uk to register your interest.

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Notes to Editors:

Press Enquiries; Northern Trust Company Ltd: Rosalyn Godsmark, 01257 238555 or rosalyngodsmark@northerntrust.co.uk

Northern Trust is a family-owned private company, established in 1962, with a successful track record in property investment, development and strategic land promotion.

The existing property portfolio extends to 9 million sq ft of industrial, trade counter and office parks, together with more than 4,500 acres of land throughout the UK, with circa 1,500 acres currently being promoted through the planning process for mixed use development.

The Industrial and Office portfolio contains more than 4,000 individual units with industrial unit sizes ranging from as little as 285 sq ft up to c 50,000 sq ft and office suites from as little as 1 person upwards. Premises are situated in over 200 separate locations and the portfolio extends from the South Midlands to the central belt of Scotland. Through recent acquisitions and new development over 500,000 sq ft has been added to the portfolio within the last 2 years. The portfolio is actively managed by Northern Trust's Regional Teams with offices in the North West, North East, Yorkshire, Midlands and Scotland.

New and existing customers looking for industrial and office accommodation can search the NTProperties.co.uk website.

In addition, the development team has project managed the construction of circa 4 million sq ft of commercial space in 50 locations with over 600,000 sq ft currently on site or in the development pipeline.

The strategic land team at **Northern Trust** has secured planning for circa 4,500 new homes over the last 2 years and has current projects covering more than 60 sites with potential to bring forward more than 10,000 new homes. The company works closely with landowners, developers, local authorities and local communities to deliver development across the UK. Please see NTLand.co.uk website for further details.

Northern Trust has substantial funds available for new investment, development, and strategic land acquisitions throughout the UK. For more information please visit the website at www.northerntrust.co.uk