

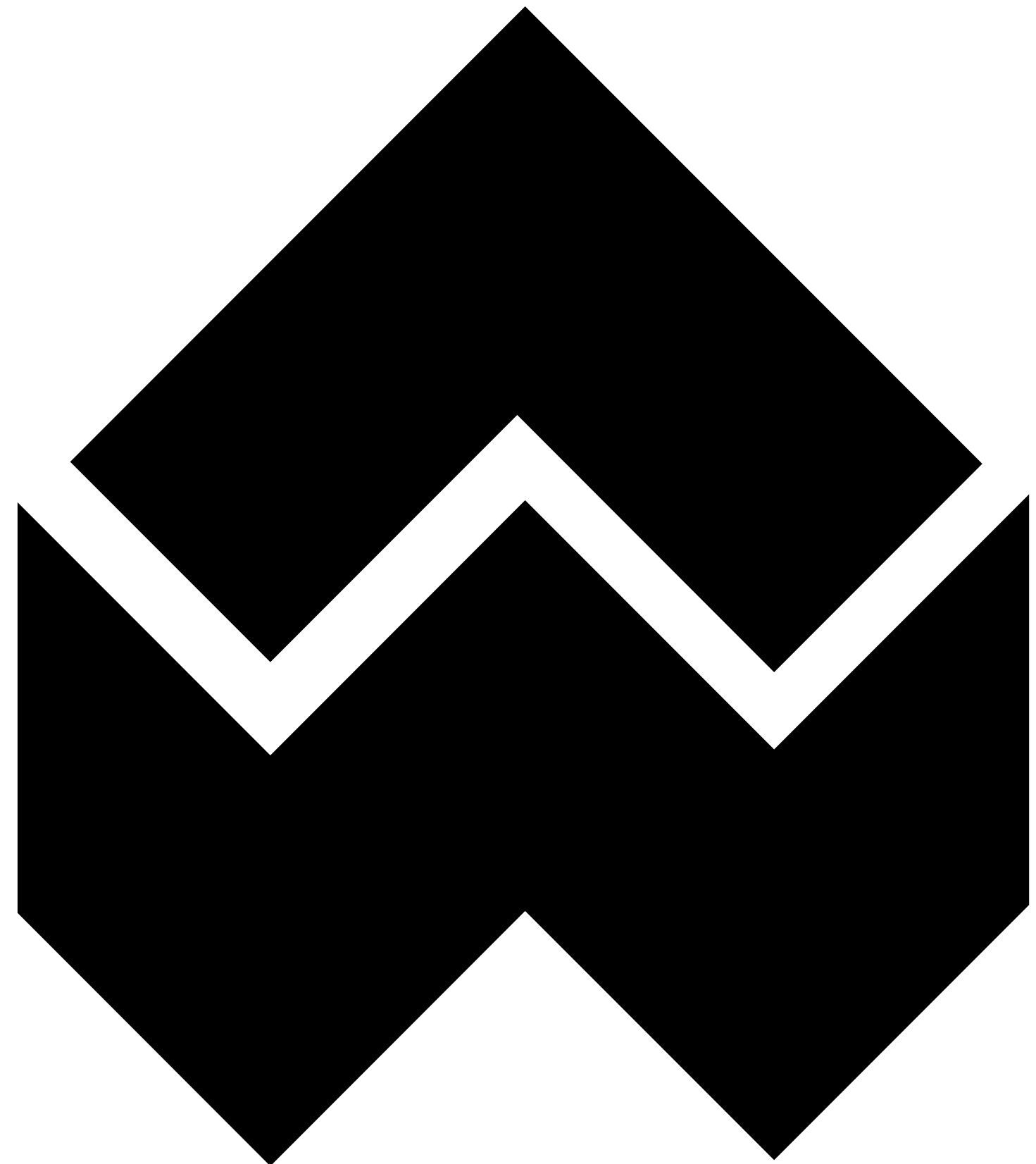
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**Regeneration for
the next generation**

**10M sqft of
commercial
space developed
across the UK**



Regeneration for the next generation

Building for Industry

Wykeland is a business of financial strength and has a long standing reputation for delivery.



Over the last 40 years, Wykeland has established an enviable reputation as a leading property development company, owning a substantial commercial property portfolio and working in close partnership with public and private sectors and the wider community to deliver buildings that meet today's expectations yet achieve tomorrow's standards.



Development

Wykeland has an impressive 40-year record in designing, developing and delivering over 10M sqft of commercial development in a variety of sectors and locations throughout England and Scotland.

The mainstay of the business has been the development of employment-use buildings both speculatively and as bespoke design and build projects.

Key tenants and clients include Heron Foods, Geest, Hygena, Vodafone, Yara, William Jackson Group, Baxters Soups and Eriks.

Wykeland has also delivered nearly 2M sqft of retail and leisure development space including Kingston Retail Park in Hull, The Parishes in Scunthorpe and Clydebank Retail Park in Glasgow.

Current Portfolio

Wykeland has retained many of the properties it has developed over the years, and these now form a portfolio of more than 2M sqft, leased to over 180 tenants, ranging from small sole-traders to large multi-nationals.

Wykeland's property portfolio stretches from Grimsby to Glasgow, and is managed in-house. This allows the team to develop close working relationships with tenants ensuring they can give timely responses and solutions to any particular property need.

Wykeland takes enormous pride in the support it gives to the many tenants that have grown and expanded their businesses over many years, whilst remaining within the Wykeland property portfolio.

Partnership

Much of Wykeland's success has been its ability to nurture and create successful partnerships, both with public and private sector development partners.

However, establishing good relationships with tenants has also been an important cornerstone of Wykeland's success, as a more customer focused relationship is created rather than a traditional arm's length landlord approach.

Innovative approach to development partnerships has ensured Wykeland has been involved with a wide range of high profile public and private sector entities, including Yorkshire Forward, Reckitt Benckiser, Hull City Council, Glasgow Development Agency, Quintain Estates & Development plc and William Jackson Group.

Expertise

Wykeland has an excellent track record in delivering all elements of a development from initial concept and design, through planning and procurement to construction and delivery.

With a loyal, long standing team, it is this internal expertise that enables Wykeland to oversee projects from conception to completion, whilst still drawing on a large network of experienced specialists who have worked with the business for many years.

Sustainability

Sustainability is at the heart of Wykeland's culture. Whilst proud of its heritage, **Wykeland is serious about the impact its developments could have on the social and physical environment in the future.**

Wykeland strives to minimise the environmental effect its buildings will have by utilising modern environmental technologies as well as sympathetic design solutions.

Wykeland has also included combined heating, cooling, ventilation systems, PIR lighting, rain water harvesting and solar water heating into recent schemes as well as installing solar panels as part of the recent upgrade of Wykeland House. A 504 panel solar PV scheme has also been delivered at Melton West Business Park, as well as a 99 panel PV scheme on the roof of Wykeland House.

As well as the building, Wykeland considers the workforce and in particular, systematically understands how people travel to and from their places of work.

Case Study

Europarc is just one example of how an initial strategic view on the choice of location for business can have a positive impact on the eventual provision of space.

Wykeland has instigated a comprehensive travel initiative that has been replicated by a number of other sites across the UK.

It actively promotes a car share scheme, instigated a regular bus service and created a cycle/pedestrian bridge, all of huge benefit to workers on site and considerable positive impact on the environment.

With a design code that was ahead of its time, requiring a high quality design of building and at least 20% of the development to be landscaped, as well as providing unrivalled attractive work surroundings, Europarc is seen as exemplar by developers and local authorities alike.

Europarc is one of the most prestigious business parks and sustainable office solutions in the region and a benchmark for all future Wykeland developments.

Financial Stability

Wykeland is a family owned Group that owns its property portfolio, free of any lending, with considerable cash reserves.

This formidable financial strength ensures tenants, partners and clients can be confident Wykeland will deliver its development commitments and with a streamlined operational structure, the Wykeland team is capable of a swift response to any development or investment decision.

The Future

Wykeland's extensive property portfolio, allied to its current £350 million property development programme, ensures it remains one of Yorkshire's strongest, most innovative and progressive property development and investment companies. A commitment to consider the demands and needs of future generations in every Wykeland development has ensured sustained and continued success and remains at the heart of the future business strategy.



Flemingate Beverley

Wykeland has had a long involvement with Beverley including the development of the famous 98,000 sqft Army Transport Museum. This site now forms part of a 16 acre development that will transform this part of Beverley town centre in to a thriving environment with retail, leisure, offices, hotel and residential. Flemingate is being developed in partnership with Quintain Estates and Development and CP Group.

Existing properties include 22,500 sqft of offices on Flemingate and a 21,000 sqft industrial estate on Priory Road.



Howden & Howden Dyke

More than 1 million sqft of manufacturing and warehouse space progressively developed for Hygena, now Howden Properties and E-buyer.



Howden

M62

Goole

Goole

A five acre development site for employment and port related use with the possibility of access to rail sidings and the Aire and Calder navigation canal.



Scunthorpe



Wykeland commenced development in Scunthorpe in the 1980's and since then has developed over 2m sqft in the town and surrounding area including:

- 250,000 sqft shopping centre development at The Parishes in partnership with Quintain Estates and Development including a large cinema complex, new multi-story car park and relocation and redevelopment of a new central bus station

- 165,000 sqft Skippingdale Retail Park incorporating 4 large retail units and fuel station

- 276,000 sqft of industrial estates that are retained in the portfolio.

Scunthorpe

M180

Beverley

A164

Hull

Humber Bridge

A15

Melton West

Melton West is a 100-acre Business Park strategically located on the A63 nine miles to the west of Hull and offers businesses the ability to have high quality innovative and flexible business space in an attractive landscaped environment. Phase 1 is fully infrastructure with occupiers including Heron Foods, House of Townsend, Allam Marine and Kohler Mira. Phase 2 has outline Planning Consent and the access road has been constructed. With the remaining land on Phase 1, over 60-acres of land are available for development.



Bridgehead



Bridgehead - A Business Park with the Emphasis on Park. Outline planning consent for a unique business and office park that will overlook the world famous Humber Bridge has now been granted. At the cross roads of the Humber region this new park will contain 612,000 sqft of prestigious open B1 employment use space including offices, research and development and high tech/clean manufacturing space. Development of the access road and first offices will commence in early 2012.

Features will include:

- Low density development with more than 40% landscaping
- Bio-diversity and landscape strategy including an innovative partnership with Yorkshire Wildlife Trust
- High quality buildings with design code
- Sustainable drainage
- Integrated sustainable travel initiative
- Excellent internet connectivity and resilience.

Hull

Wykeland has developed more than 2,500,000 sqft of space in Hull to date including:

- 225,000 sqft development of Kingston Retail & Leisure Park incorporating retail space, multi-screen cinema, large health and fitness centre and restaurant unit
- 220,000 sqft shopping park in Willerby, now anchored by Waitrose

- 144,000 sqft of further retail warehouses schemes across the city.

The company has also sympathetically refurbished a number of traditional and historic buildings within the city centre, particularly in the old town including the listed Bond 31 on High Street and the home of Wykeland, 47 Queen Street.

2m sqft industrial developments have been undertaken in Hull of which more than 1.1m sqft is retained within the portfolio and includes a variety of properties with notable developments such as:

- 550,000 sqft Kingston International Business Park on Hedon Road adjacent to the King George Dock

- The prestigious Shine Knowledge and Innovation Park developed in partnership with Beckitt Benckiser
- The recent acquisition of the centrally located 38,000 sqft Marina Court office development has added a well known and popular office development to the Wykeland portfolio.
- The popular Brighton Street Industrial Estate on the A63 to the west of the city centre.



Current Developments

- Pryme Street - Development of a 80-bed hotel for Travelodge
- The regeneration of the listed dry dock at the confluence of the River Hull with the Humber Estuary and overlooking The Deep to create a mix of uses including business, retail, leisure and potentially a Centre for Digital Innovation and a visitor attraction

- The regeneration of the area surrounding the home of Hull Kingston Rovers as part of the Kingston Community Development consortium
- A variety of commercial development sites including land at Kingston International Business Park and Wyke Works on Hedon Road.



Grimsby

Wykeland's involvement in Grimsby began in the mid 1990's with the development of a 57,000 sqft food manufacturing facility for Cherry Valley Foods and a 27,000 sqft unit for Styropack, a Shell UK company. The company's involvement in Europe's leading food town continues with the development of the region's premier Business Park, Europarc, and a retail development on Cleethorpes Road.

Europarc

The flagship business park now has around 750,000 sqft of business space and 2,000 people employed on site and has been designed to attract manufacturing, distribution and office based businesses at all stages of their development in high quality, cost-effective purpose-built accommodation within attractive landscaped grounds. Wykeland commenced development at Europarc in 1999.

Developments include:

- Ultimate Packaging and Baxters Soups, now Northern Foods
- 60,000 sqft of Grade A office at Genesis Office Park
- 52,000 sqft of business units at Peryton Park and Pegasus Square
- 115k sqft manufacturing facility for Auto Trail.

