



**PRESS INFORMATION ON BEHALF OF ESHTON GREGORY, A JOINT VENTURE  
BETWEEN LEEDS-BASED GREGORY PROPERTY GROUP AND ESHTON  
LIMITED**

**16.03.10**

**MORE SALES ADJOINING OCADO**

Two further units have been sold at Eshton Gregory's Springwell 27 development at Birstall, Leeds, which is home to the regional headquarters of national online grocery company, Ocado.

Local electrical company DSP Electrical has purchased a 2,328 sq ft unit whilst the St Albans-based shopfitter, KR Hannaford, is to occupy a 3,142 sq ft.

With only 3,115 sq ft remaining of the 40,000 sq ft developed in phase one, Richard Tovey of joint developer, Eshton Gregory, explains: "The park is a good example of how the right product in the right location will continue to attract occupiers, even in difficult times. The sale price of £88 per sq ft for the DSP unit demonstrates the strength of the owner-occupier market for the right location.

"Following Ocado's initial commitment to the site, we are delighted with how the scheme has performed. A variety of companies have acquired accommodation in phase 1 and only one unit remains. Also we are now talking to potential occupiers for phase 2 which can provide up to 33,000 sq ft on a design and build basis."


The eight-acre business park is just off junction 27 of the M62 behind the main retail and leisure park at Birstall. It attracted a major inward investor to the region in the form of Ocado, which purchased a 10,500 sq ft unit in November 2008. The remainder of phase one was developed on a speculative basis and has attracted a variety of companies including events company AV&C, Floorbrite Cleaning Contractors, which recently opened its first office outside Manchester, Turbo

Engineering, UPVC Maintenance, ATV Elite, Aceda Developments, North Fire and Banana Moon. The final unit of 3,115 sq ft is available on either a freehold or leasehold basis.

Joint agents Dove Haigh Philips and Carter Jonas acted for the developer and construction has been overseen by Leeds-based project managers, Projex.

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