

# Publicity

Business news from Preston, New City... New Opportunities

0800 389 8392

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## Welcome

Welcome to the eighth issue of Publicity – the business newsletter from Preston City Council. Read all about the exciting plans and latest developments in this fast growing new city.

## Green investments

Preston business invests in further research to develop its innovative roofing systems.

## Industry Invasion

Roman Way Industrial Estate units are filling fast following major renovation.

## Open for Business

UCLan's ground-breaking £15million Media Factory is up and running.



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## Work Starts On-Site at £100million Aerospace Business Park

Work is now underway at the planned £100million aerospace business park in Samlesbury, with a sod-cutting ceremony in January marking the official start of on-site construction and associated works.

Defence giant BAE Systems expects that it could take ten years to complete the major development, which should ultimately safeguard the future of the aerospace industry in Lancashire.



Estimated figures suggest that the site will create in excess of 2,000 jobs upon completion, with two four-storey office blocks housing 1,400 BAE Systems employees and possible plans being explored to relocate some of BAE's locally based suppliers to the business park.

## Victoria and Albert Buildings Change Hands

Warner Estate, owners of the Fishergate Shopping Centre in Preston, has completed a £1.25million deal to buy the Victoria and Albert buildings in the city centre.

Future plans for the building, which lies opposite the Fishergate Shopping Centre and within the proposed Central Business District office development, are yet to be revealed.

However, the company has confirmed that the acquisition will not affect its proposals for FG2, a large extension to the rear of the Fishergate Centre.



## The Next Regeneration

Downtown Living is looking for suitable locations in and around Preston with the potential to be developed for residential, commercial or leisure use.

Led by Construction Partnership UK and architects Frank Whittle Partnership, work is already underway on Downtown Living's first project. The Lawson Street development is called The Room, and features 85 high-spec apartments stylishly housed in a contemporary building and is due to open later this year.

The consortium aims to undertake other property-led regeneration projects in Preston that are capable of achieving the same level of success as similar schemes in Liverpool and Manchester.

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## News in Brief

### Great Business Advice... for FREE

Arrangements are underway for this year's Central Lancashire Business Event, organised by the Preston, South Ribble and Chorley Strategic Partnerships.

This will be staged in The Great Room at Preston North End on Wednesday 24th September 2008 (6.00pm start) and will be facilitated by Johnny Apples, a motivational speaker and marketing expert. There will also be the opportunity to network with other local businesses and speak to a range of business advisors.

For more information call: 01772 903 423

## Building the Office Market in Preston

Business leaders in Preston anticipate that construction work will start next year on the city's Central Business District.

With its competitive commercial property rents, combined with its strong motorway and rail connectivity, Preston is a commercially viable option for companies that are looking to relocate or set up a North West base. The £315million Central Business District will meet the increasing demand for quality office space, creating jobs and working towards further regeneration in the city.

A combination of consultants are working on a feasibility study for the Central Business District, including planning and development consultants GL Hearn, urban designers Outerspace, Preston property agents Bailey Deakin and Hamilton, and transport consultants Colin Buchanan. Funded by the Northwest Regional Development Agency (NWDA), the final report is expected in spring 2008.

Chairman of the Preston Vision Board, Dr Malcom MrVicar commented, "Work would need to begin on the scheme soon to ensure high quality office space, lost through the city's £750million Tithebarn regeneration project, was replaced."



## Jobs to be Created at City's Gateway

A hotel and office development at the gateway of Preston City Centre is expected to create up to 1,460 jobs.

Planning permission was secured for the 200,000 sq ft development in May 2007, and has moved further along recently with a £50million contract being secured between Rhodi Group plc and the McAleer and Rushe Group.

The site is part of the Central Business District, which is being progressed by Preston Vision Board and the Northwest Development Agency (see adjacent article).

# Publicity Business and Growth

## New £1.5m Headquarters for Preston Recycling Firm



Preston based Recycling Co UK Ltd have announced plans for a new £1.5million headquarters at the Roman Way industrial estate in the city, in addition to its other sites at the nearby Red Scar industrial estate and at Kent Street, Deepdale.

The 26,000 sq ft site will become the administrative centre for the group's several recycling businesses and house an extrusion manufacturing plant, which will manufacture construction products from recycled plastic. In the future, plans include the creation of a new facility for dismantling and recycling computer monitors and televisions.

Managing Director, Charles Jackson comments, "The different aspects of the business have grown so quickly that we are engaged in a process of near constant expansion. Opening the Roman Way headquarters will give us the additional room we need at our other sites, as well as space for new areas of the business."

The new headquarters are due to fully open in April 2008.

## £30m Depot to Create Hundreds of Jobs

Hundreds of new jobs are expected to be created at James Hall and Co, which supplies 430 Spar stores throughout the North of England. The jobs will be created in food production and preparation facilities at its new depot, which is due to open in 2010.

Work is already underway on phase one at the Bluebell Way site, which will see a filling station, shop and car wash opening in the summer. Phase two will see the development of the £30million state-of-the-art depot, which will enable the company to deliver on its vast expansion plans.

## All Change at Colleges

Cardinal Newman College has secured £30million from the Learning and Skills Council (LSC) to fund the remodelling of its city centre campus.

The £35million scheme is currently underway and will see the college gain a two and three storey extension to the east and a three and four storey building to take the place of the west wing at the Frenchwood campus.

Work will continue in five phases over the next few years. By 2011 everything should have been completed and all of the current site, apart from the building which currently houses the Chapel and the Library Learning Resource Centre, will have been replaced or completely refurbished.

Plans are also being formulated that could see a complete revamp of the St. Vincent's Road campus of Preston College. If the bid for Government-backed funding succeeds, the £80million transformation will see all of the campus's older buildings being replaced.

# Green Roofing Systems mean Growth for Liquid Plastics

**Preston based Liquid Plastics has recently invested £150,000 to refurbish the research and development laboratory at its Ribbleson base.**

The lab will focus on the continued development of the company's seamless waterproof roof systems, including its recently launched green roof system. These innovative systems provide an environmentally friendly roofing option and can include an intensive green design, incorporating various plants and flowers.



## Businessbriefs

### ■ Larger Depot for City Link

Following its recent merger with Target Express, City Link has relocated to larger premises on Roman Way Industrial Estate. The national delivery company has taken a ten year lease out on two units, totaling 50,599 sq ft, after moving out of a smaller depot on the same site.

### ■ The Preston Three

Three law firms in Preston have been listed in the Northwest Legal 500, an independent legal directory that shows the biggest fee earners in the region. DWF, Brabners Chaffe Street and Forbes Solicitors all appeared in the ratings, which are widely considered to be a top indicator of the region's leading law firms.

### ■ Fulfilling Demand

Sellick Partnership, a recruitment firm that specialises in the legal and financial sectors, has opened an office in Preston. Based at Millennium City Park, Fulwood, the new Preston base will cover Preston, Lancaster, Blackpool, Blackburn and Accrington. The company hopes to open up a wide selection of high quality professional staff to businesses in Lancashire.

### ■ Tenon Acquires Preston Based Company

Accountant and business advisory firm Tenon has plans to develop its new Preston office. Tenon acquired Bowmans last year, taking over the company's bases in Preston and Kendal.

Martin Kirby, Regional Managing Director for Tenon North West said, "Tenon is delighted to acquire Bowmans, which has an excellent reputation in the region. This acquisition not only expands our North West network, but also enhances our service offering as the expertise of our new colleagues will be of great value to Tenon."

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## Performing Arts Take to the Stage

**The newly refurbished pavilion in Avenham Park will play host to a showcase of local talent on Saturday 29th March.**

The event has been organised by Preston Performing Arts Network, which has been set up to support people from Preston who are involved in performing arts, helping to develop an important part of the city's wider creative sector.

Avenham and Miller Parks were recently voted the number one Preston attraction. Avenham Park is being improved through a £5million regeneration scheme and improvements include renovation of the park's historic features, new railings and the pavilion which are sure to keep the park in the top spot.

## New Emergency Centre Ready for Action

**A new £1.3million ambulance control facility in Preston is being hailed as one of the best in the country since its completion in December 2007.**

The 999 control room at Broughton has been created as part of a shake-up of the ambulance service and will cover all calls for Lancashire and Cumbria.

The modern facility offers a greatly increased capacity and is equipped with the latest technology.

John Burnside, Chief Executive of North West Ambulance Service comments, "We believe we can provide a better and safer service for the people of Lancashire and Cumbria from the new facility at Preston."

## Winckley Square Set for Facelift

**A major project to regenerate Preston's Winckley Square is now underway in a bid to make it a more attractive and better-used area.**

Preston City Council has teamed up with Preston Vision Board, the Northwest Regional Development Agency (NWDA) and the Landscape Institute to encourage more people to use the square as a link between Avenham Park and the city centre.

Following a competition in January a winning design has been selected to breathe new life into the city's Victorian square.

A fountain, which doubles up as a stage when dry, is proposed as the centerpiece of the design, which also includes granite walkways and fibre optic lights, as well as the creative use of sculpture and metal artwork.



Councillor Anthony Gornall, Cabinet Member for Regeneration and Chair of the judging panel which selected the winning design, said: "We were blown away by the quality of the winning design – it is absolutely tremendous. The design is contemporary, yet subtle, and wonderfully complements the trees that make Winckley Square a beautiful oasis in the city centre."

# Publicity Recent Developments

## Carbon Free First for Preston Developer



**Plans for what promises to be the UK's first commercial carbon neutral scheme, which will breathe new life into an 8 acre site at Roach Bridge Mill, Samlesbury, Preston have been submitted to South Ribble Borough Council.**

The multi-million pound scheme, which is to be developed by Preston based sculptor and entrepreneur Charles Haddock will see the derelict site, which was previously a paper mill, transformed into an 80,000 sq ft creative industry village.

Roach Bridge Mill will aim to achieve its aspirations to be a carbon neutral development through the planned hydro-electric scheme and the installation of ground source heat pumps to extract energy from the ground. Plans also include on-site power points to charge electric cars and a daily shuttle bus service for tenants to Preston rail and bus stations.

## Out of Town Office Solution

**A 6,000 sq ft out of town office development is helping to boost the availability of modern office space in Preston and is attracting a high quality of businesses to the west of the city, according to Simon Price, of Ice Blue Developments.**

Cottam Lane is a six-office development, off Blackpool Road, Lea, set in landscaped grounds with the benefit of dedicated parking. Simon Price comments, "We were aware that there was an increasing need in the city for new, good quality modern office accommodation and the Cottam Lane site offered us a perfect location, so much so that we intend to occupy one of the units ourselves."

For further information contact commercial property consultants Robert Pinkus & Co. on 01772 769000 or visit [www.pinkus.co.uk](http://www.pinkus.co.uk)

## Free Property Search

For details of these and other recent developments contact Preston City Council on:

**0800 389 8392**

The Council operates a free sites and property register for Preston – covering all available industrial units, offices, shops and commercial development sites.

In addition, on-line details of Preston sites and property can be accessed through our website. There are also links to a database covering sites and property throughout Lancashire.

[www.preston.gov.uk/prestoncity](http://www.preston.gov.uk/prestoncity)

## Companies Invade Roman Way Industrial Estate

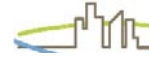
**Roman Way Industrial Estate has been invaded by businesses, with 52,000 sq ft of industrial units being snapped up following Commercial Estate Group's £400,000 renovation of the former Unit Press factory and warehouse space.**

Demand has been so high that just 13,000 sq ft of space remains out of a total of 65,000 sq ft. All deals have been completed by Robert Pinkus & Co and Bailey Deakin & Hamilton.

Marcus Walsh of Robert Pinkus & Co. said, "The refurbishment of these once tired 1970's units has been a very successful development by Commercial Estates Group, and has proved very popular with local companies looking to upgrade to larger, modern units in the area. Further regeneration and development planned for Preston East continues to attract healthy investment to the area."

## Office Revamp Complete

The £600,000 facelift of a nine-storey landmark building in Preston city centre has been completed. The work on Marshall House, Ringway has seen it completely re-clad and fitted with new windows as part of a major makeover.



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## Premier Shopping in Preston

Experts believe Preston will join the shopping elite in the next decade as the city is expected to see spend in its shops rocket from £682million this year to £794million by 2017.

It is believed the £750 million Tithebarn project, the city's booming university and a growing amount of cash in Prestonian's pockets is behind the surge, predicted by retail property experts Experian.

A spokesperson of department store John Lewis, the flagship retailer in the Tithebarn scheme, believes Preston has the potential to draw in shoppers from across Lancashire who are currently heading to Manchester and Liverpool.



## Media Factory Open for Business

The University of Central Lancashire's ground-breaking £15million Media Factory has been officially opened.

The new facility will nurture student, graduate and entrepreneurial talent, helping to strengthen the North West's reputation as a major centre for job and wealth creation in the creative industries.

There is also a dedicated business incubation centre, based on the top floor of the building, to help turn creative ideas into commercial reality.

## Barton Grange Hotel is Set to Bloom

As Barton Grange Garden Centre is moving up the A6 to a new site in Brock, the four-star Barton Grange Hotel has the space it needs for its future expansion plans. Once the Brock development has been completed, the Barton Grange Group plans to demolish the former garden centre building and build a conference and banqueting suite in its place. To maximise the additional space, an L-shaped extension will also be added to the hotel, creating 57 new bedrooms and a health and fitness centre.

## Preston Businesses Triumph at ABF Tiger Awards

Two Preston based companies have been announced winners at the inaugural Asian Business Federation (ABF) Tiger Awards in a glittering ceremony at Bolton's Reebok Stadium in front of 1,000 guests.

Open to all ethnic minority-owned businesses in the North West, the awards covered seven categories celebrating the achievements of Asian-owned businesses across the region.

The Green Business of the Year award, sponsored by The Environment Agency and EnvironmentConnect, went to Inkjec (UK) Ltd and Arif Patel of Preston-based Faisaltex was awarded the EMBF Business Personality of the Year award.

