On the instruction of Gibfield Park Group Ltd
- Part of the Long Port Group

a unique opportunity to develop phase 1 of gibfield business park
Gibfield Park Group Ltd is a Brown Field regeneration and development company, part of the Long Port Group, charged with the task of regenerating Gibfield Park site in association with other public and private sector partners. Gibfield Park Group Ltd owns the freehold of the Gibfield Park project. The Company has already delivered infrastructure, housing, leisure and retail projects at the former Gadbury Fold phase of the development and is currently in the process of implementing leisure and employment developments within the Woodland Park site.

In selecting a development partner for the Gibfield Business Park scheme, Gibfield Park Group Ltd will be seeking the involvement of an organization which can demonstrate a track record of visionary, high quality commercial development, and which is capable of extending that involvement into a high quality built environment.

The selection criteria, which will be outlined in more detail in later stages of the selection process, will include demonstrations of:

I. A track record of successful involvement in a similar high-quality commercial and mixed-use projects

II. A strong covenant (funding ability).

III. Human resources and skills to undertake a scheme of this scale.

IV. A high quality professional team.

V. Board level commitment

VI. Relationships that aid letting

The objective of this first step of the selection process is to invite organizations which feel they can respond strongly to these criteria to express their interest in being short-listed to receive further details of the proposed development and partnership.

**gibfield park**

Gibfield Business Park will become the premier business address in Wigan integrating contemporary business space in a Woodland Park environment with high quality residential and retail amenities in close proximity to Junction 5 of the M61 and Junction 23 of the M6 with direct access to Wigan, Manchester and beyond.

The Woodland Park will include public commercial and community uses, potentially including a nursery, cafes and ancillary retail units, and incorporating al fresco seating, items of public art and hard and soft landscaping of the highest standard.

**planning**

Initial discussions with Planning Authorities have led to an approved Planning Permission A/01/55018 for approximately 37,500 square metres (gross) of B1, B2, B8 development which is anticipated to comprise up to 10,000 square metres of B1 office uses.
Initial discussions with Planning Authorities have led to an approved Planning Permission A/01/55018 for approximately 37,500 square metres (gross) of B1, B2, and B8 development, subject only to the final approval of layout and elevational design.

The Phase 1 Business Park site is to be offered with vacant possession either by way of an outright freehold sale or on the basis of a joint venture development agreement.

The selection of a development partner for the Gibfield Business Park will generally follow this process:

Expressions of interest and proposals are invited from bona fide developers in response to this document by close of business Thursday 31st March 2005. Responses will be required on an alternative basis:

i) Sale with/without overage mechanisms, or
ii) Joint Venture

Should your company wish to submit a proposal, a Technical Information Pack, incorporating summary documents is available on request.

Those responding should also provide outline information under the selection criteria headings noted on page 2, and submissions should be sent to:

David Brooks
King Sturge
One Piccadilly Gardens
Manchester M1 1RG

Tel: 0161 238 6239
Email: david.brooks@kingsturge.com

From the initial expressions of interest and proposals received, a shortlist of respondents will be invited to make a concise presentation of their proposals to the main Board of Gibfield Park Group Ltd and their advisors.

Following presentations, the preferred bidder will be granted a four week period of exclusivity to complete their due diligence and enter into an unconditional contract.

An Investment by:

Advised by:

MISREPRESENTATION ACT: King Sturge and Littler & Associate for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) King Sturge and Littler & Associate cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of King Sturge and Littler & Associate has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in this document are exclusive of VAT in addition; and (v) King Sturge and Littler & Associate will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. March 2005. All photographs are indicative and may not represent the final units/buildings at Gibfield Park.