

port
pot

**RESIDENTIAL
FIRST**

BUSINESS FIRST
YOUR SPACE TO WORK

parkfirst

storefirst.com
self storage

supashed

MANN
ISLAND
LIFE TO A GREATER DEGREE

NORTHLIGHT
INDUSTRIES

WHITE HILL



Foreword

I am delighted to present our 25th anniversary portfolio brochure.

Established over 25 years ago, Group First is a family business focused on recycling capital into long-term sustainable property investments.

Our investments are now concentrated within four main areas; Self Storage, Business Centres, Airport Car Parking and Residential developments.

Our vision to deliver growth throughout our businesses is fuelled by our purpose to deliver excellence in all we do; for our customers, our employees and the communities in which we operate.

Our purpose is underpinned by our values - professionalism, service excellence, customer focussed, loyalty and passion. It is these embedded values (as identified by our employees as to what it means to be part of Group First) which will enable us to adapt, innovate and develop over the next 25 years.

I hope this brochure will give you some of the sense of excitement and ambition that we feel.

A handwritten signature in blue ink, appearing to read 'Toby'.

Toby Whittaker
Managing Director

Introduction

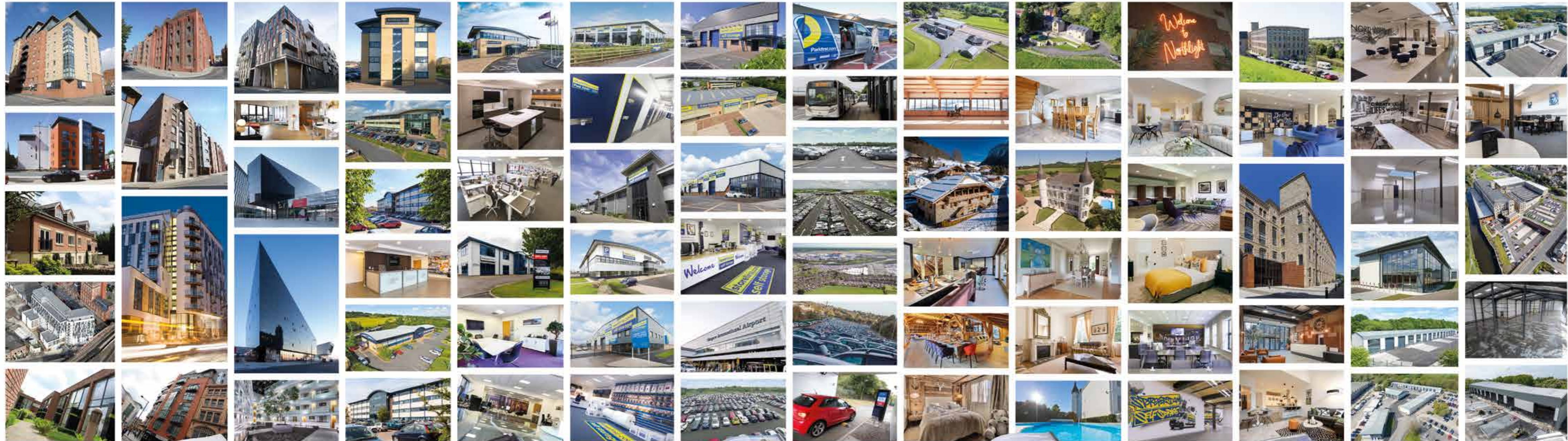
Group First has been carving a niche in the property market since our first development 'Lincoln Gate' launched in the year 2000.

Today the group has four main brands we operate under; Storefirst.co.uk, Businessfirst.co.uk, Parkfirst.co.uk and Residentialfirst.co.uk.

Alongside our core brands, we are also very proud of some of our larger independent developments such as Mann Island in Liverpool and Northlight Estates in Pendle. These projects in particular, demonstrated to us just how inspiring and transformational our developments can be for the local community. We will learn from, and build on this experience.

Our strategic aim is to grow value over many decades by investing capital back into future property developments within our current four main areas of business. In doing so, we hope to positively transform the experiences of our customers, our employees and communities.

We hope you enjoy our 25th anniversary portfolio brochure.



2000 RESIDENTIAL FIRST

2005 RESIDENTIAL FIRST

2010 STORE FIRST

2015 PARK FIRST

2020 GROUP FIRST

2025 GROUP FIRST



[Residentialfirst.co.uk](https://www.residentialfirst.co.uk)

Residential First is where it all began. From the very beginning, Residential First has been the vision behind landmark developments across the North West of England. We continue to gravitate towards new projects and geographic locations, creating fresh and luxurious backdrops for aspirational urban lifestyles.

Our landmark project to date is the award-winning Mann Island Development in Liverpool. Standing proudly alongside the Royal Liver Building and the Port of Liverpool Building on the city's UNESCO - designated World Heritage Maritime Mercantile City, Mann Island is Liverpool's most elite address.

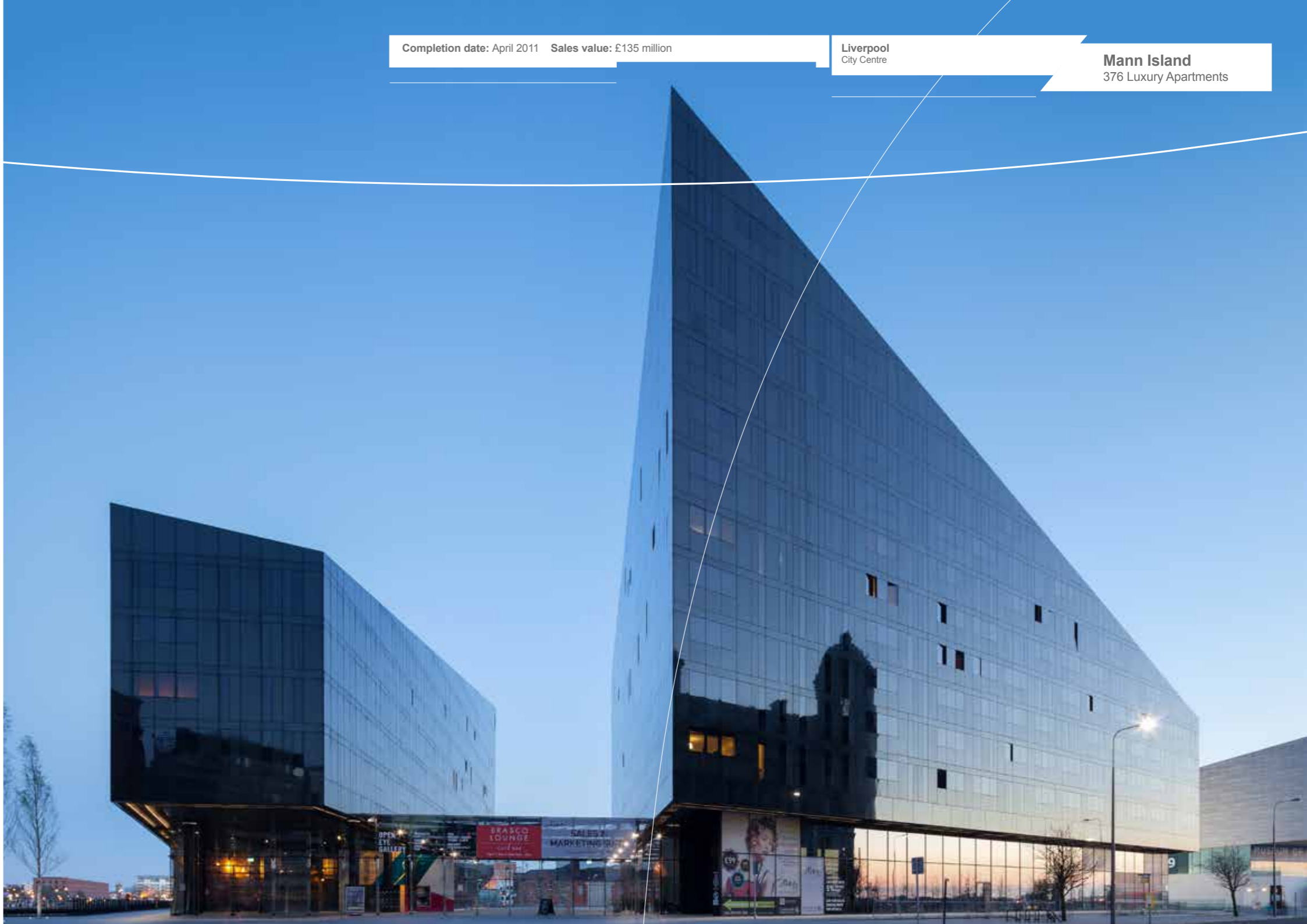
**RESIDENTIAL
FIRST™**



Completion date: April 2011 Sales value: £135 million

Liverpool
City Centre

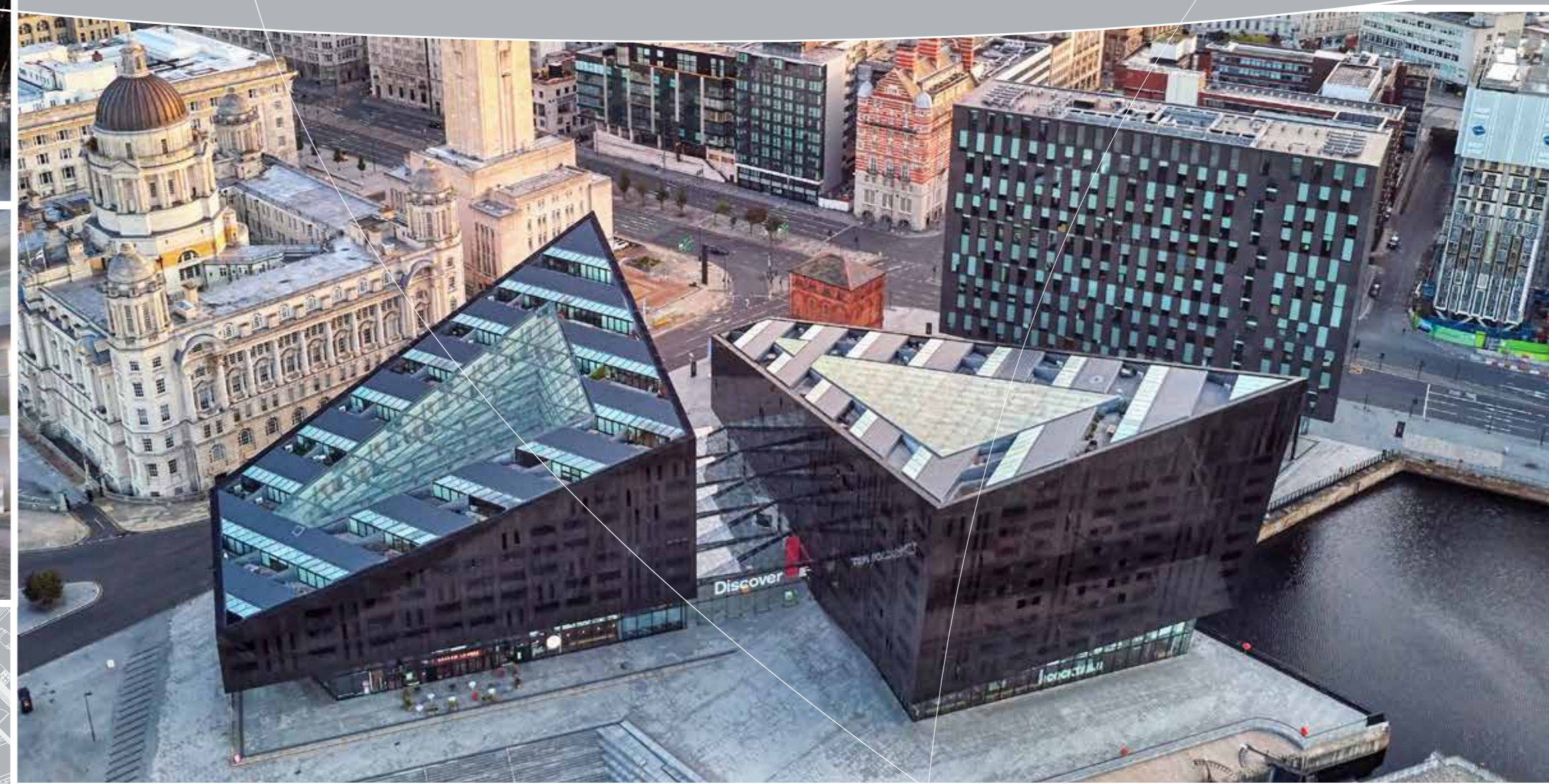
Mann Island
376 Luxury Apartments



Completion date: April 2011 Sales value: £135 million

Liverpool
City Centre

Mann Island
376 Luxury Apartments



Completion date: April 2005 Sales value: £6.5 million

Manchester
City Centre

The Works
30 Apartments



Completion date: March 2002 Sales value: £3.1 million

Manchester
Bamford Village

Glen Morag Gardens
14 Houses

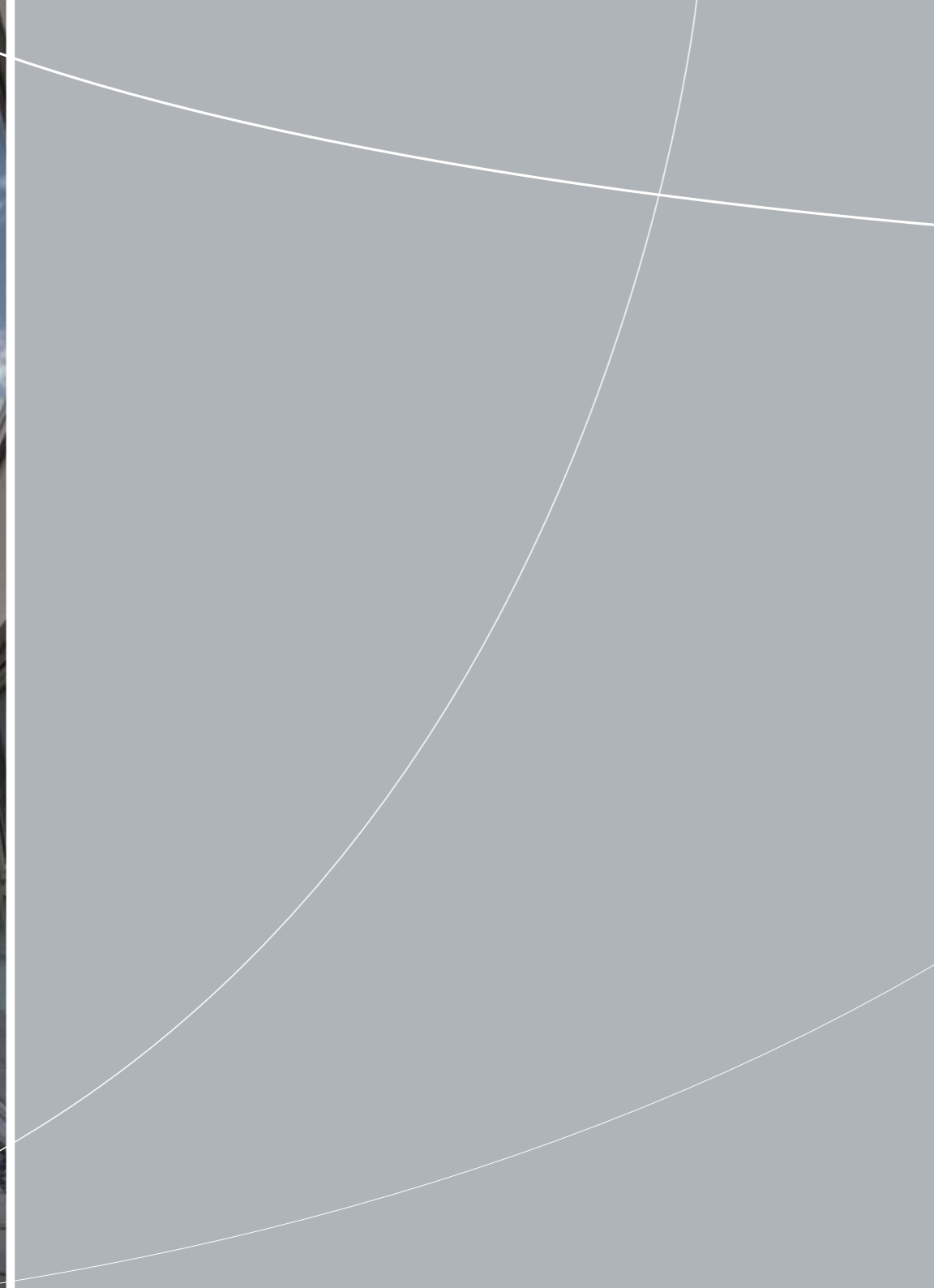


Completion date: March 2006 Sales value: £26 million

Manchester
City Centre

Quebec Building
160 Apartments





Completion date: November 2005 Sales value: £12.5 million

Manchester
City Centre

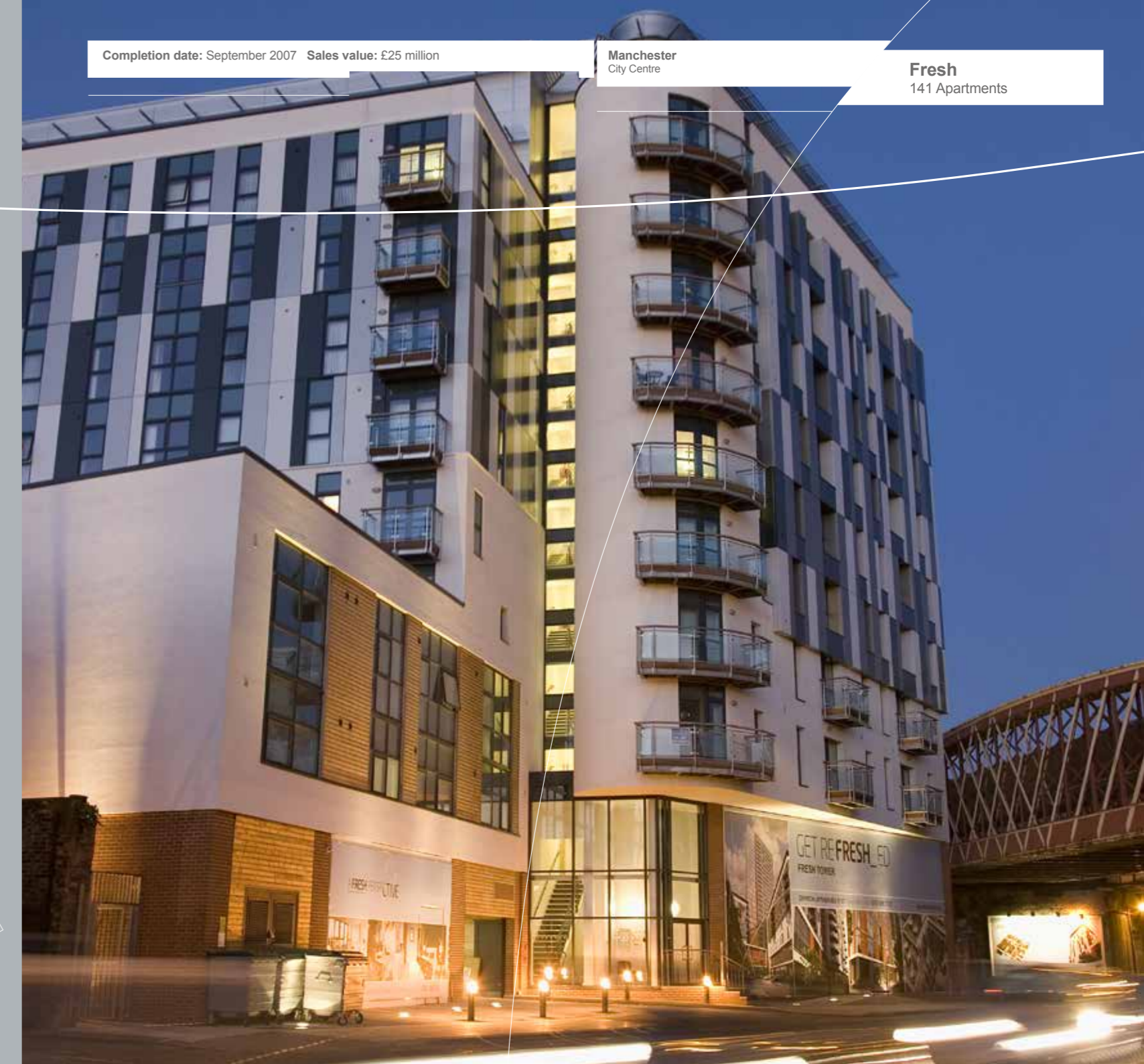
Ludgate Hill
77 Apartments



Completion date: September 2007 Sales value: £25 million

Manchester
City Centre

Fresh
141 Apartments



Completion date: December 2007 Sales value: £15 million

Manchester
City Centre

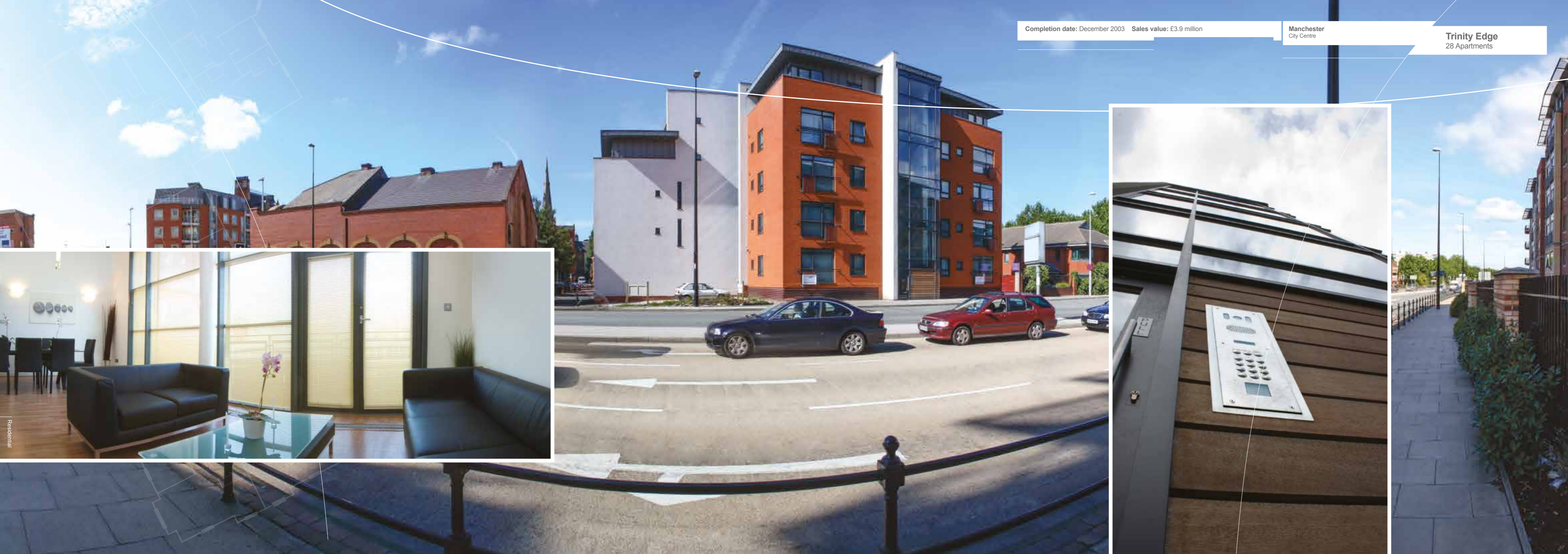
Skyline Chambers
107 Apartments



Completion date: December 2003 Sales value: £3.9 million

Manchester
City Centre

Trinity Edge
28 Apartments



Residential

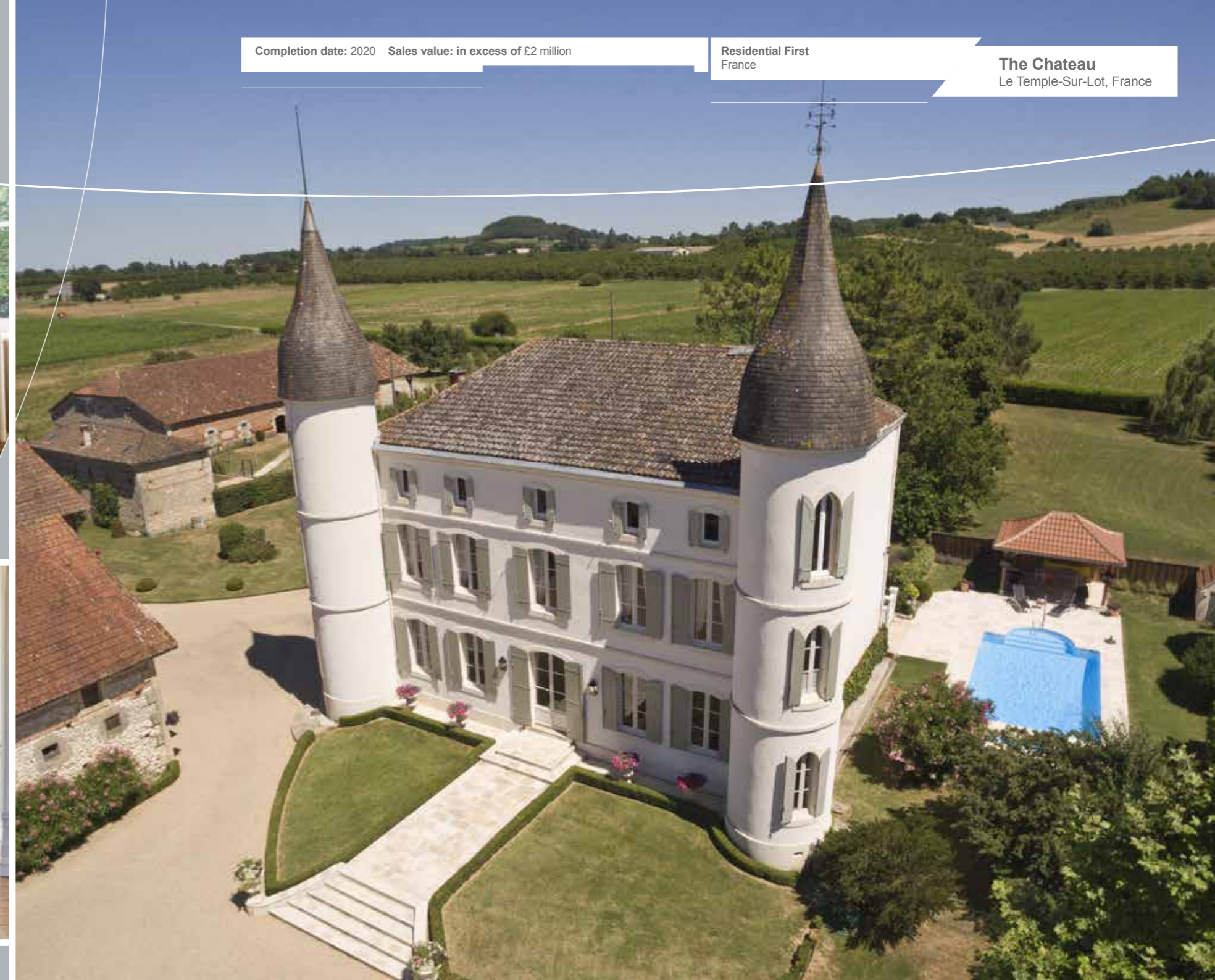
Completion date: 2021 Sales value: in excess of £4 million

Residential First
France

Chalet Soprano
Montriond, France



Residential



Completion date: 2020 Sales value: in excess of £2 million

Residential First
France

The Chateau
Le Temple-Sur-Lot, France

Completion date: 2018 Sales value: in excess of £1.5 million

Residential First
Burnley

Fieldings Farm
Ribble Valley, Burnley



Residential First have completed over 100 residential developments

Sales Value:
in excess of £500 million

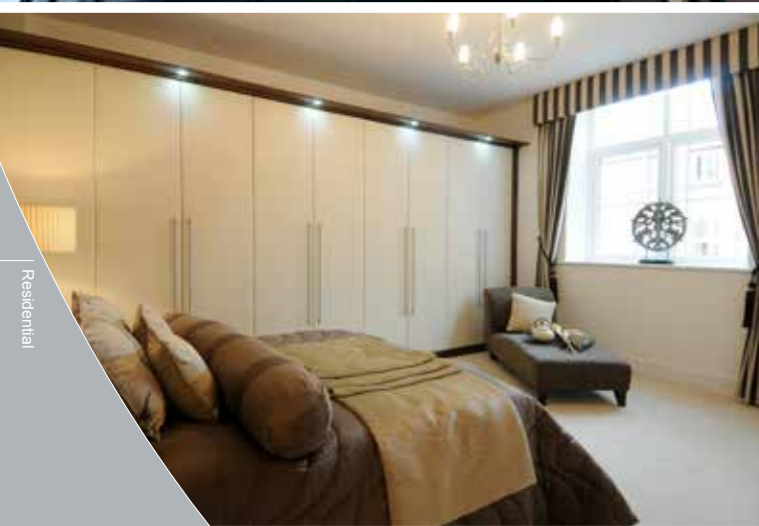
Gallery



Residential First have completed over 100 residential developments

Sales Value:
in excess of £500 million

Gallery





[Businessfirst.co.uk](https://www.businessfirst.co.uk)

Stylish, motivational spaces to nurture productivity and innovation, Business First centres are at the cutting edge of modern office space. Equipped with the latest technology and designer facilities, centres create a bold impression to clients and contemporaries from the moment they step into gleaming, serviced reception areas.

The perfect base for start-ups and established companies, all centres have fantastic road and rail access with ample parking and state-of-the-art security.

Tenants enjoy break out areas, boardrooms with the latest equipment, tea and coffee making facilities, modern kitchen and bathroom facilities and lift access to every level. Experienced centre managers take care of everything, leaving tenants to concentrate on running their own business.

BUSINESS FIRST

YOUR SPACE TO WORK



Completion date: September 2013 Sales value: £5 million

Padiham
Lancashire

Group First House
Business Centre



Completion date: November 2008 Sales value: £4 million

Blackburn
Lancashire

Blackburn
Business Centre



Completion date: May 2010 Sales value: £9.9 million

Burnley
Lancashire

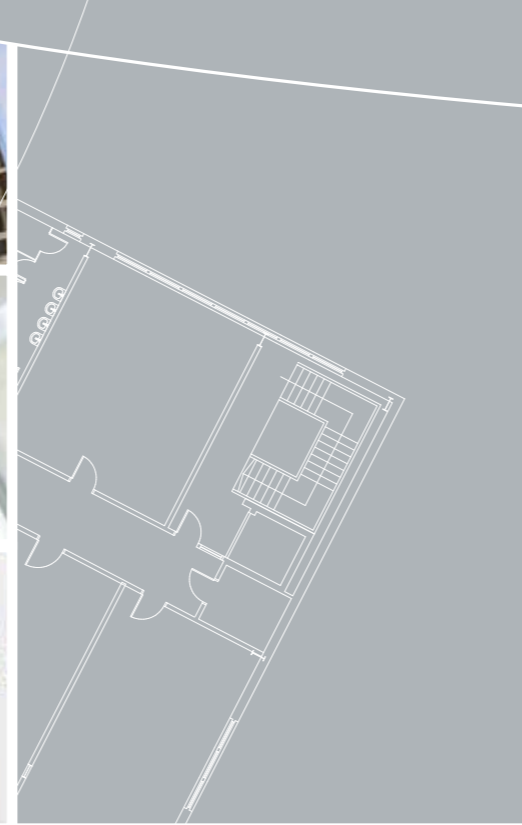
Burnley
Business Centre



Completion date: January 2010 Sales value: £4 million

Blackpool
Lancashire

Blackpool Airport
Business Centre

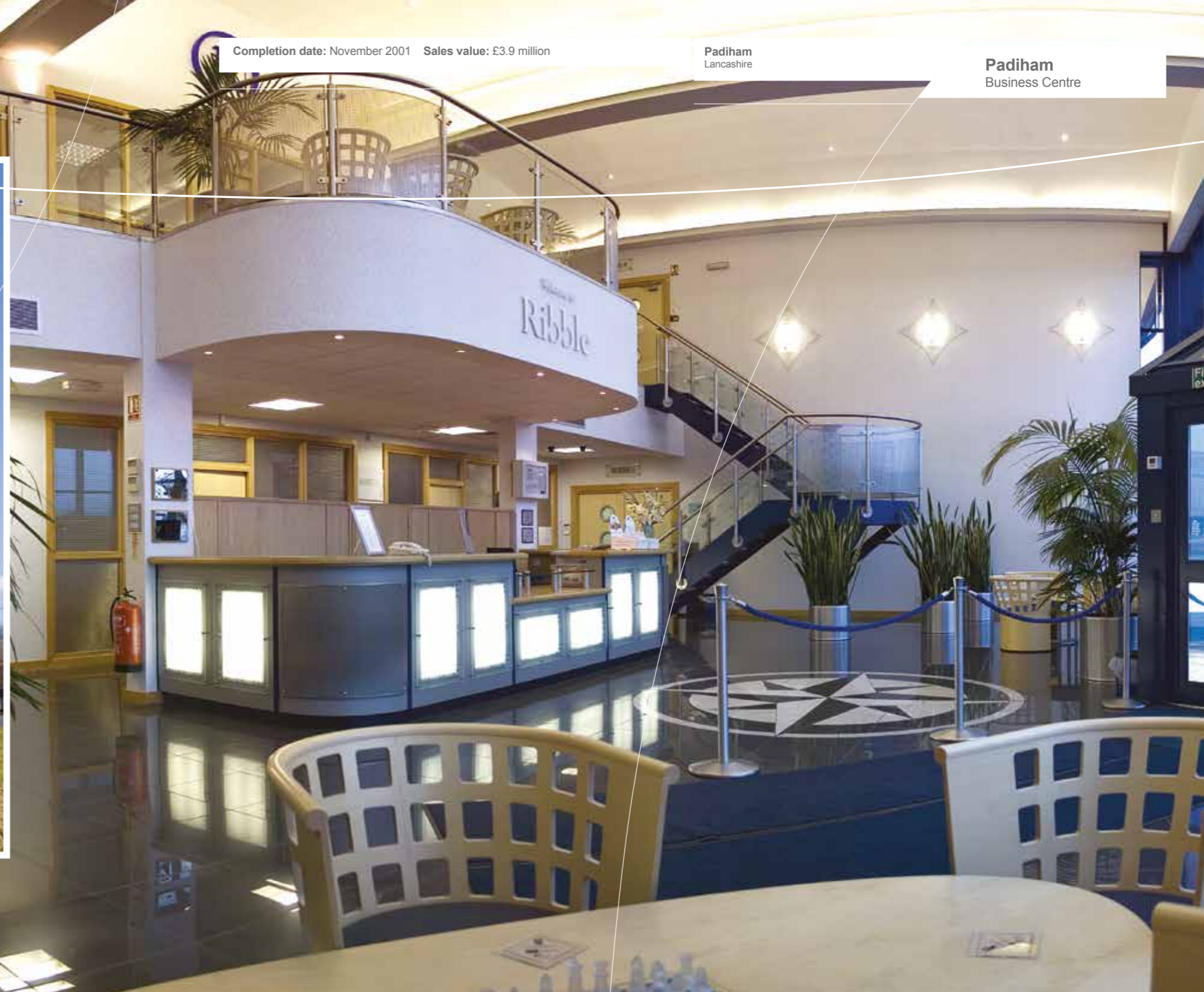




Completion date: November 2001 Sales value: £3.9 million

Padiham
Lancashire

Padiham
Business Centre



Completion date: February 2010 Sales value: £20 million

Liverpool
Merseyside

Liverpool Airport
Business Centre



Business Centres

Completion date: January 2014 Sales value: £10.7 million

Preston

Preston
Business Centre



Completion date: 2022 Sales value: in excess of £1 million

Business First
Rochdale

Rochdale
Business Centre



ACE Centre
Business Centre

Business First
Nelson

Completion date: 2023 Sales value: in excess of £3.5 million



Completion date: 2022 Sales value: in excess of £4 million

Business First
Blackburn

Blackburn
Gateway Business Centre



Blackpool Tech Centre
Business Centre

Business First
Blackpool

Completion date: 2023 Sales value: in excess of £3.5 million



Completion date: 2022 Sales value: in excess of £1 million

Business First
Barrowford

Vantage Court
Business Centre



Business First have completed over 150 office developments

Sales Value:
in excess of £350 million

Gallery



Business First have completed over 150 office developments

Sales Value:
in excess of £350 million

Gallery





[Storefirst.co.uk](https://storefirst.co.uk)

Store First is fast becoming one of the UK's leading national self-storage chains with a growing number of locations across the UK. Domestic and commercial customers benefit from a host of added services including free pickup, free wifi and use of on-site kitchen, bathroom, canteen and gym facilities.

Store First self-storage units present an attractive proposition to investors looking to incorporate a hands-off, buy-to-let commercial property asset to their portfolios with high yields and full day-to-day operation via our management company.

storefirst.comTM
self storage

Completion date: May 2011 - July 2011 Sales value: £12 million

Burnley
Lancashire

Burnley
Store First Centre



Completion date: March 2011 Sales value: £20 million

Blackburn
Lancashire

Blackburn
Store First Centre



Completion date: July 2012 Sales value: £12 million

Dearne Valley
Barnsley

Barnsley
Store First Centre



Our Facilities

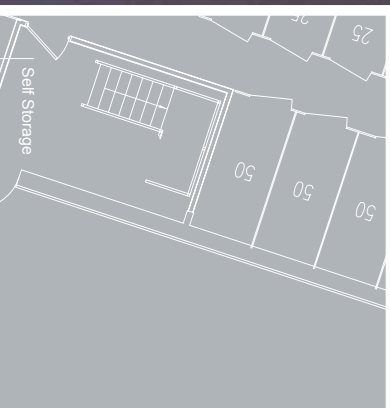
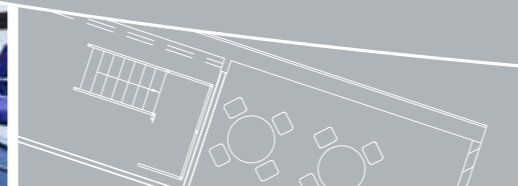
- Safe & Secure
- 24/7 Access
- 24Hr Digital CCTV
- Insurance Cover
- Packaging Facilities
- FREE Pickup
- FREE Home Visit
- FREE Wi-Fi
- FREE Workstations
- FREE Fully Equipped Boardrooms
- FREE Conference Rooms
- FREE VIP Areas
- FREE Breakout Areas
- FREE Kitchen Facilities
- FREE PO Box Address
- FREE On Site Parking
- FREE Delivery Acceptance
- FREE Fork Lift Facility



Completion date: November 2011 Sales value: £10 million

Crown Business Park
Rochdale

Rochdale
Store First Centre





Completion date: January 2012 Sales value: £10 million

Liverpool Estuary
Liverpool

Liverpool
Store First Centre



Completion date: January 2013 Sales value: £10 million

Freeway Park
Wakefield

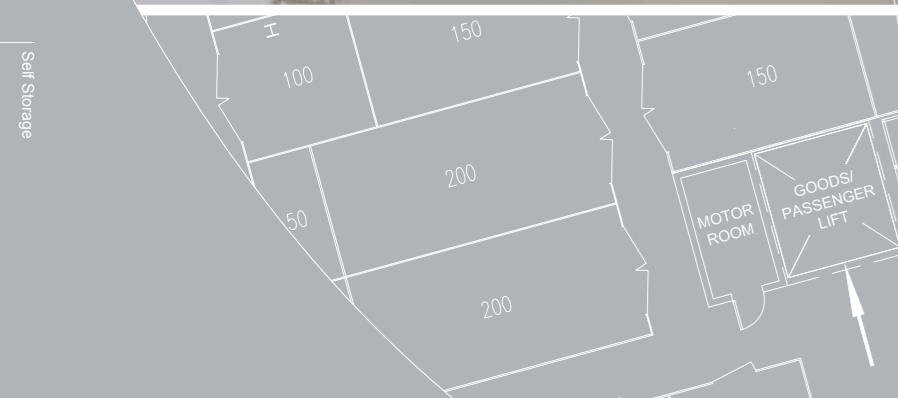
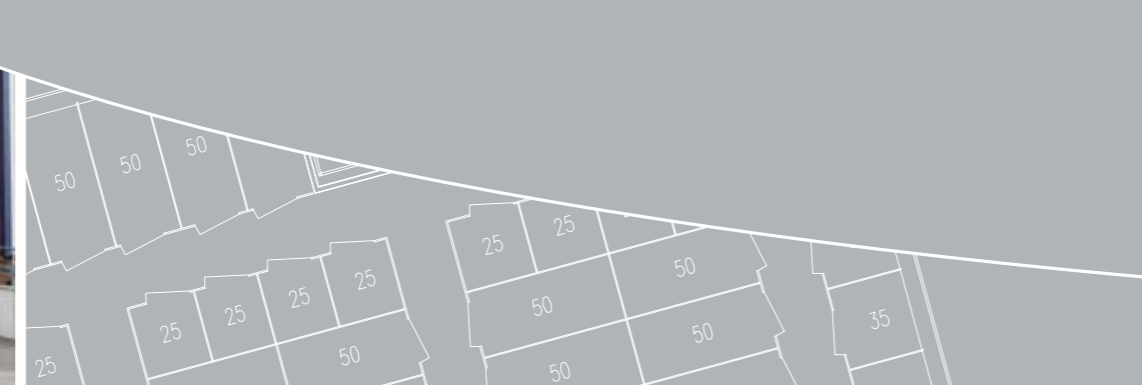
Wakefield
Store First Centre



Completion date: February 2013 Sales value: £15 million

Quantum Business Park
Leeds

Leeds
Store First Centre



Self Storage

Completion date: March 2013 Sales value: £25 million

Linwood Point
Paisley

Glasgow
Store First Centre





Welcome to

Completion date: November 2013 Sales value: £5 million

Pride Park
Derby

Derby
Store First Centre





Completion date: January 2014 Sales value: £15 million

Trafford Park
Manchester

Manchester
Store First Centre





Parkfirst.co.uk

Long stay airport car parking is in constantly high demand thanks to the growing number of passengers travelling through the UK's busiest airports year on year.

Park First has made individual car parking spaces available to investors for the first time ever, acquiring car parks at six of the UK's leading airports including London Gatwick, Glasgow, Birmingham, Edinburgh and Manchester.

Park First management teams offer a premium service to car parking customers, with state-of-the-art security, Automatic Number Plate Recognition, shuttle bus services, sophisticated online booking systems and modern, contemporary waiting rooms.

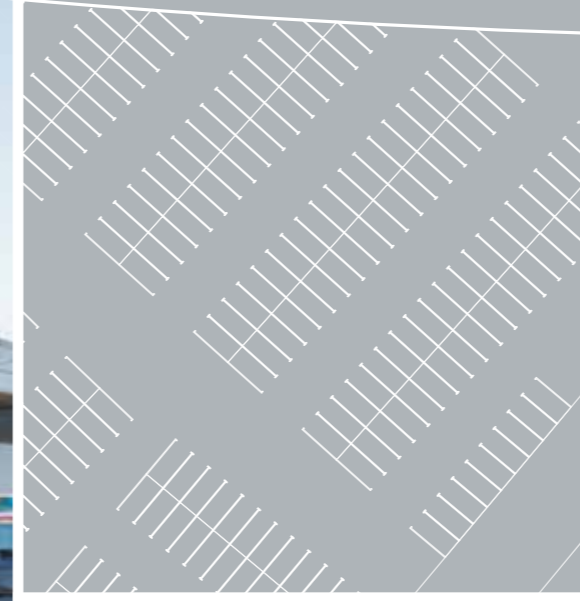
parkfirst[®]

Completion date: May 2013 - June 2015 Sales value: £174 million

Glasgow
Scotland

Glasgow Airport
Car Parks

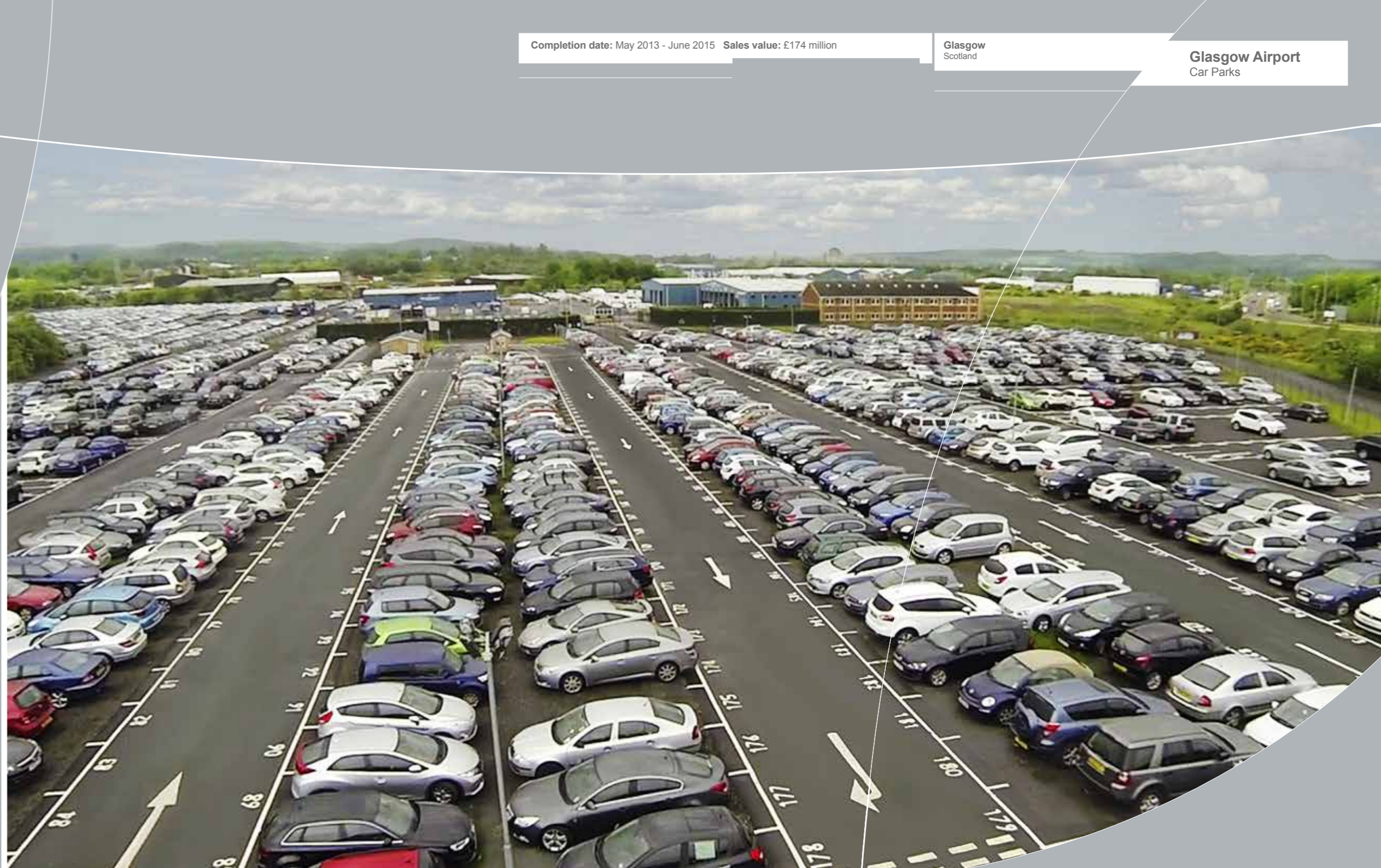




Completion date: May 2013 - June 2015 Sales value: £174 million

Glasgow
Scotland

Glasgow Airport
Car Parks



Airport Car Parks

Completion date: August 2015 - February 2016 Sales value: £39 million

Help Me Park Gatwick
London

London Gatwick
Car Parks





Completion date: August 2015 - February 2016

Sales value: £39 million

Help Me Park Gatwick
London

London Gatwick
Car Parks

Airport Car Parks





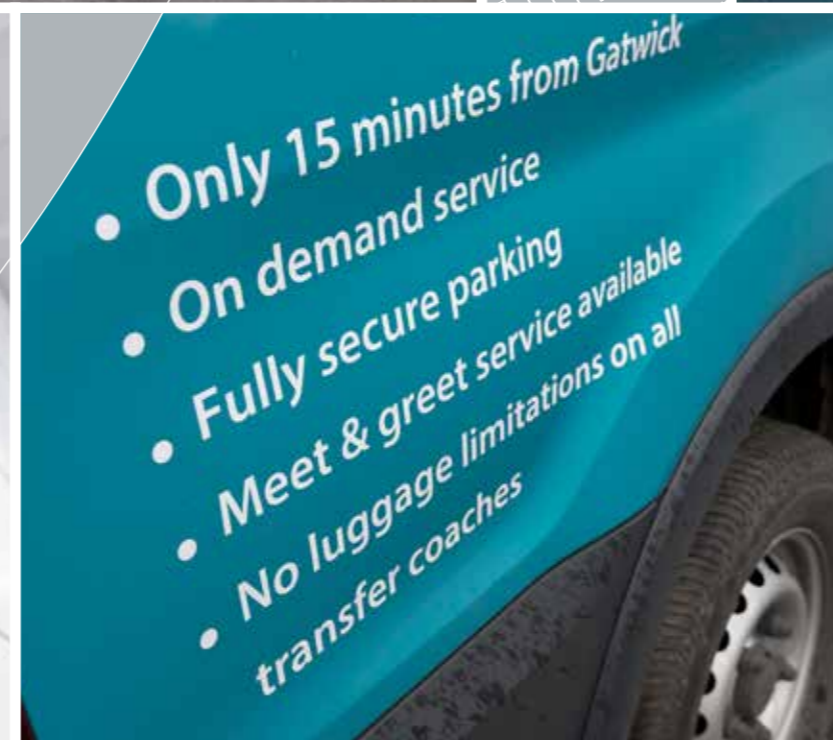
Our London Gatwick car parking sites are in close proximity to the airport.



Completion date: February 2016 Sales value: £38 million

Cophall Parking Gatwick
London

London Gatwick
Car Parks



Completion date: February 2016 Sales value: £38 million

Luton Parking
London

London Luton
Car Parks





Northlightestates.co.uk

Northlight occupies a seven-acre site and is set in a commanding position, with stunning views out towards Pendle Hill. Through sympathetic restoration with a contemporary design twist, coupled with the creation of a quality-landscaped setting, the vast complex has now been brought back to life.

The Grade II listed Northlight Estates complex offers 85 high spec 2 bedroom apartments, also the very best in office and industrial workspace to suit all types of business, offering 75,000 sq.ft of office workspace, 50,000 sq. ft of industrial workspace and 25,000 sq. ft of self storage space.


NORTHLIGHT
ESTATES



Completion date: 2023 Sales value: £33 million

Residential First Nelson

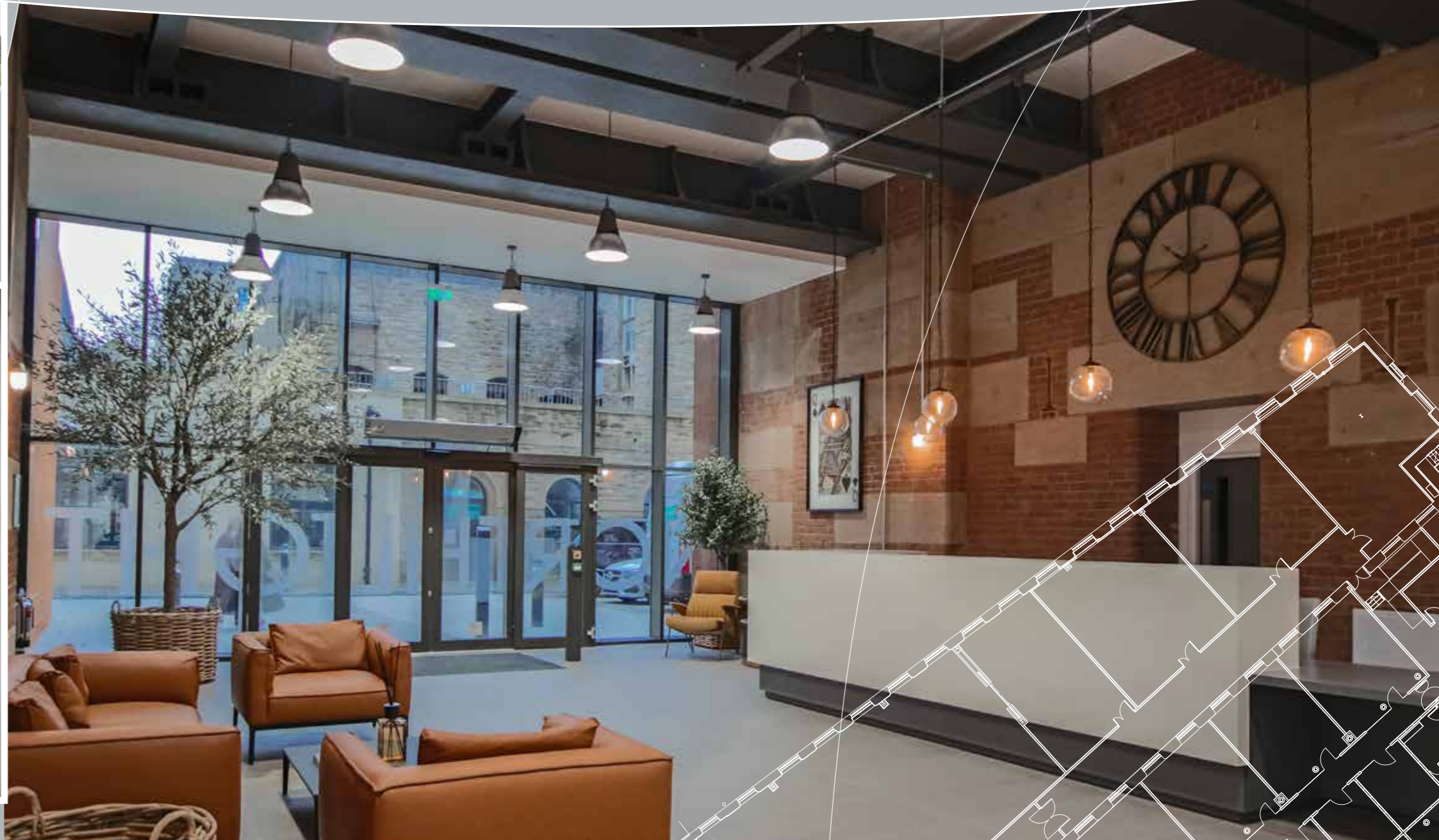
Northlight
Brierfield, Nelson



Completion date: January 2023 Sales value: in excess of £33 million

Business First
Nelson

Northlight
Brierfield, Nelson



Business Centres

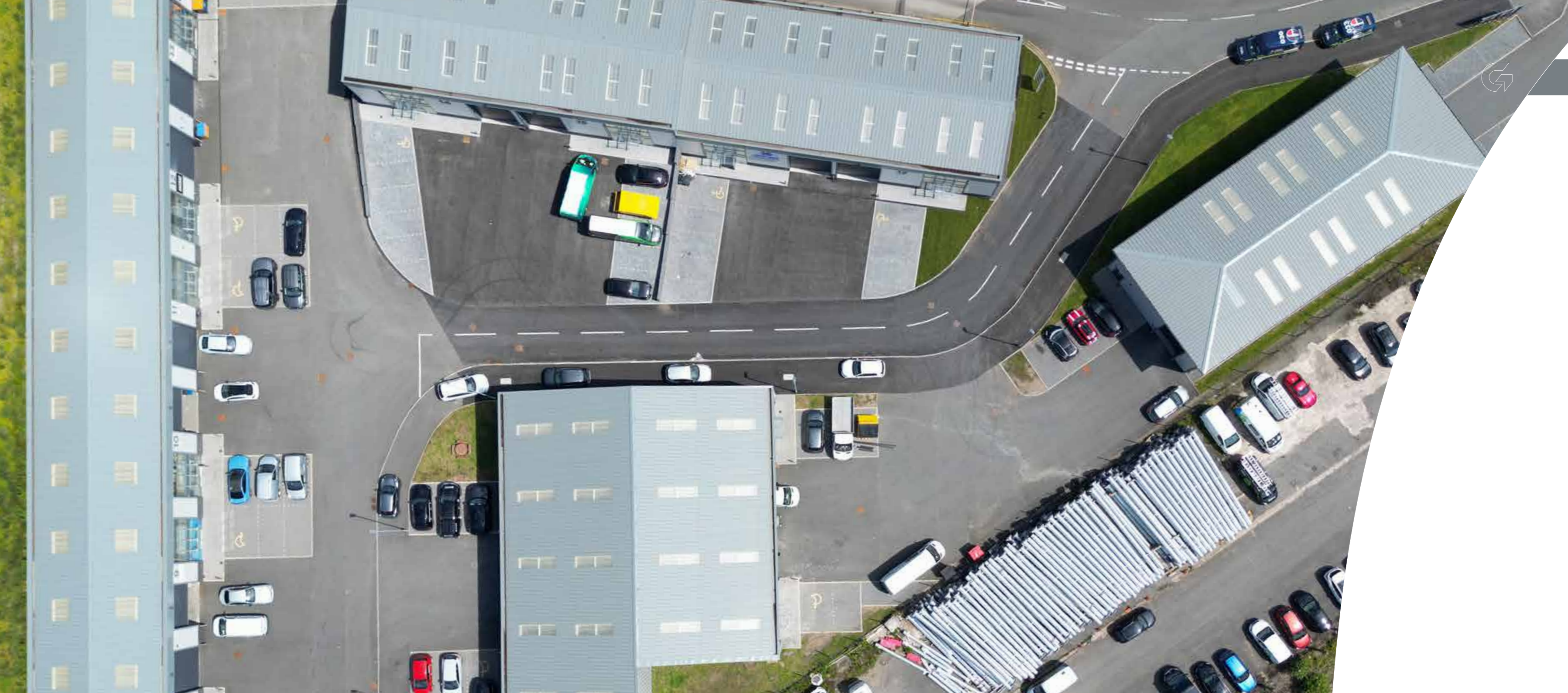
Completion date: February 2024 Sales value: in excess of £33 million

Business First
Nelson

Northlight Industries
Brierfield, Nelson







SupaShed by BusinessFirst

Commercial industrial units are a crucial part of the modern business landscape, offering numerous benefits to businesses of all sizes. Our units provide a dedicated space for businesses to operate, often equipped with the necessary facilities and infrastructure to support various industrial activities.

One of the key advantages of our industrial units is their strategic location. Many of these units are situated near major transport hubs, providing excellent transport connections.

All industrial units feature modern design elements which not only enhance the aesthetic appeal of the premises but also contribute to operational efficiency. Furthermore, our industrial units often incorporate flexible spaces that can be adapted to suit changing business needs, providing a scalable solution for business growth.



Completion date: Various Sales value: in excess of £4 million

Simonstone Business park
Ribble Valley

Industrial
Simonstone



Industrial
Burnley

Enterprise Way
Burnley

Completion date: Coming soon Sales value: in excess of £3.5 million



Completion date: Coming soon Sales value: in excess of £5 million

Ashroyd Business Park
Barnsley

Industrial
Barnsley



Industrial
Rochdale

Crown Business Park
Rochdale

Completion date: June 2026 Sales value: in excess of £3 million



Completion date: September 2025 Sales value: in excess of £2.5 million

Stanley Mill Road
Ellesmere Port

Industrial
Ellesmere Port



Completion date: August 2024 Sales value: in excess of £3 million

Millennium City Park
Preston

Industrial
Preston

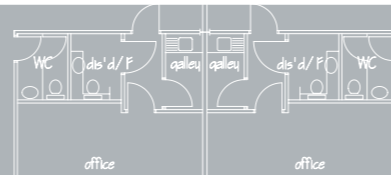
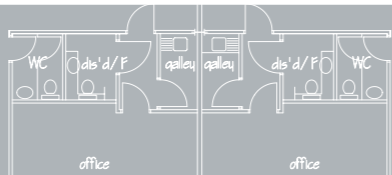


UNIT 1
288m²
(3100sq.ft)

UNIT 2
288m²
(3100sq.ft)

UNIT 3
216m²
2325sq.ft)

UNIT 4
216m²
2325sq.ft)



216m²
2325sq.ft)



Industrial

Industrial
Glasgow

Linwood Industrial Estate
Glasgow

Completion date: Coming soon Sales value: in excess of £2 million



Completion date: Coming soon Sales value: in excess of £2 million

Rushden Business Park
Rushden

Industrial
Rushden



Industrial

Completion date: July 2014 Sales value: in excess of £7 million

White Hill Stud
Ribble Valley

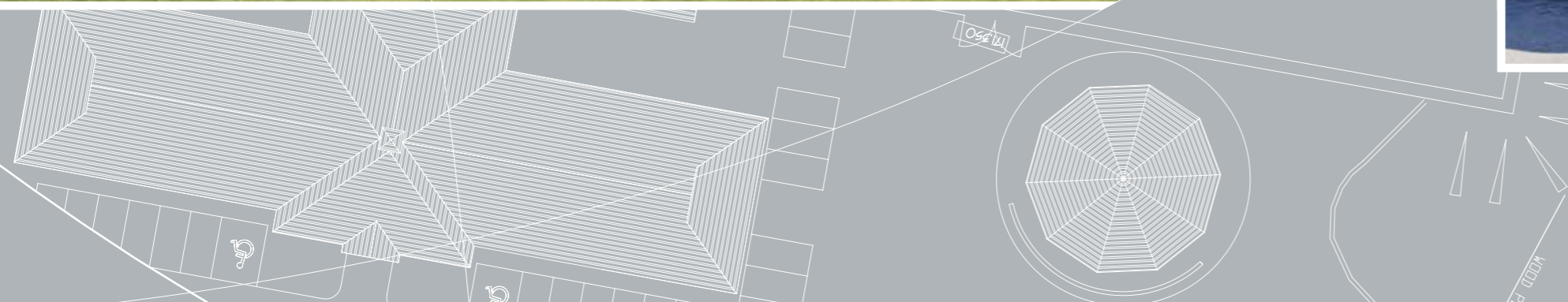
Equestrian
Ribble Valley



Completion date: July 2014 Sales value: in excess of £7 million

White Hill Stud
Ribble Valley

Equestrian
Ribble Valley



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