



















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.

Toby Whittaker Managing Director



Groupfirst.com

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.





Residentialfirst.com

Where it all began

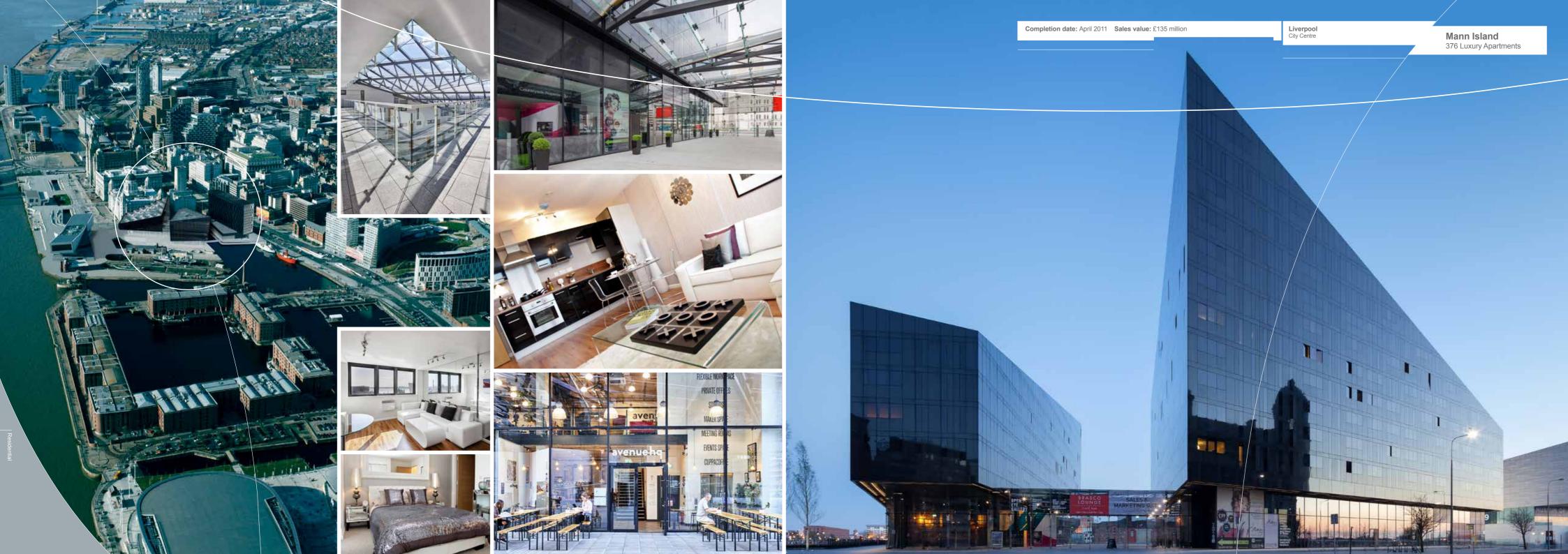
Since its inception, Residential First has been instrumental in driving significant developments across Northwest England.

Our vision propels us towards new and exciting projects in diverse geographic locations, creating fresh and luxurious settings for urban living.

One of our proudest achievements is the award-winning Mann Island Development in Liverpool.

Situated next to the iconic Royal Liver Building and the Port of Liverpool Building in the city's UNESCO World Heritage Maritime Mercantile City, Mann Island stands as Liverpool's most prestigious address.

RESIDENTIAL FIRST

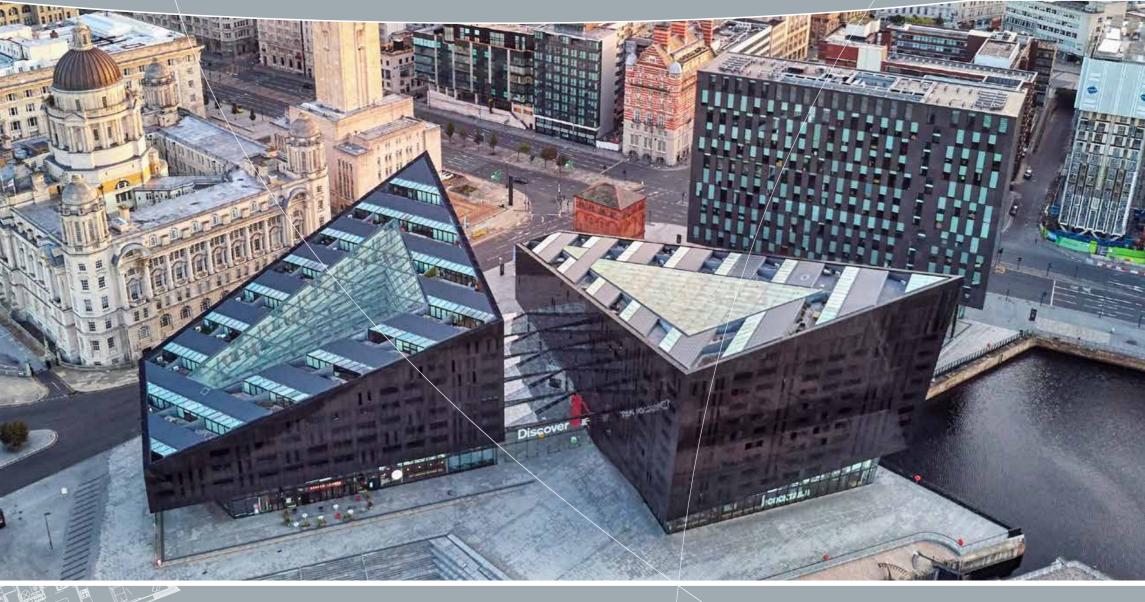


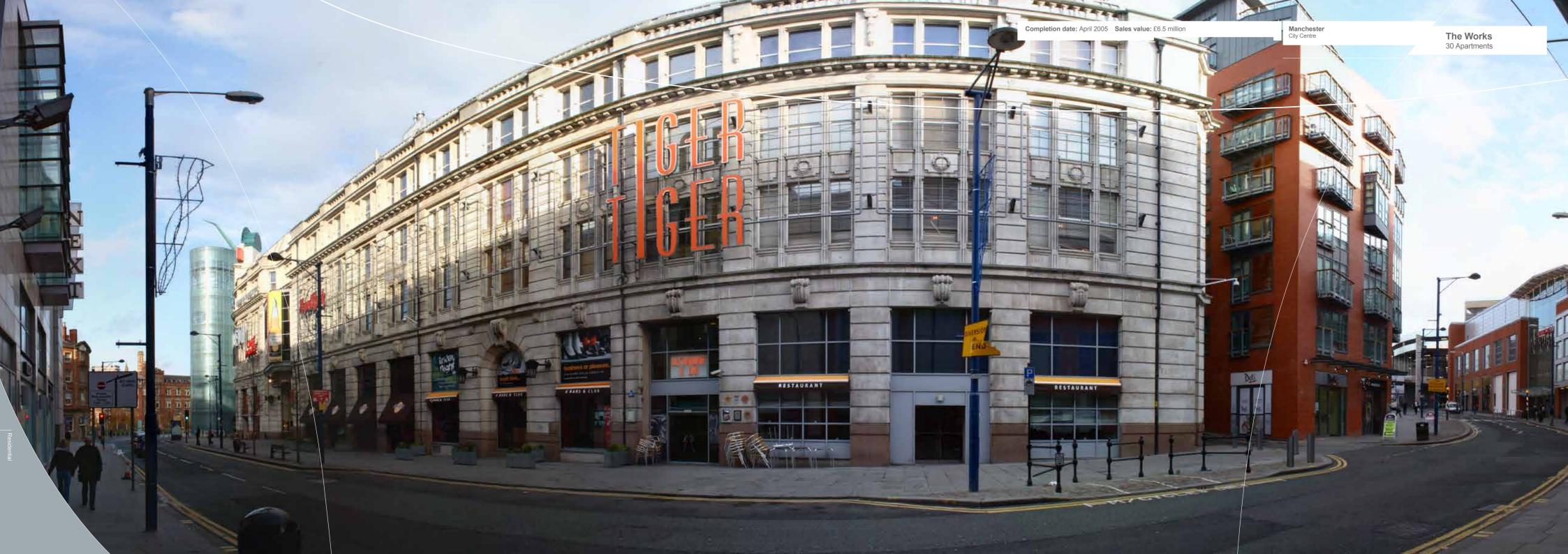
Mann Island 376 Luxury Apartments













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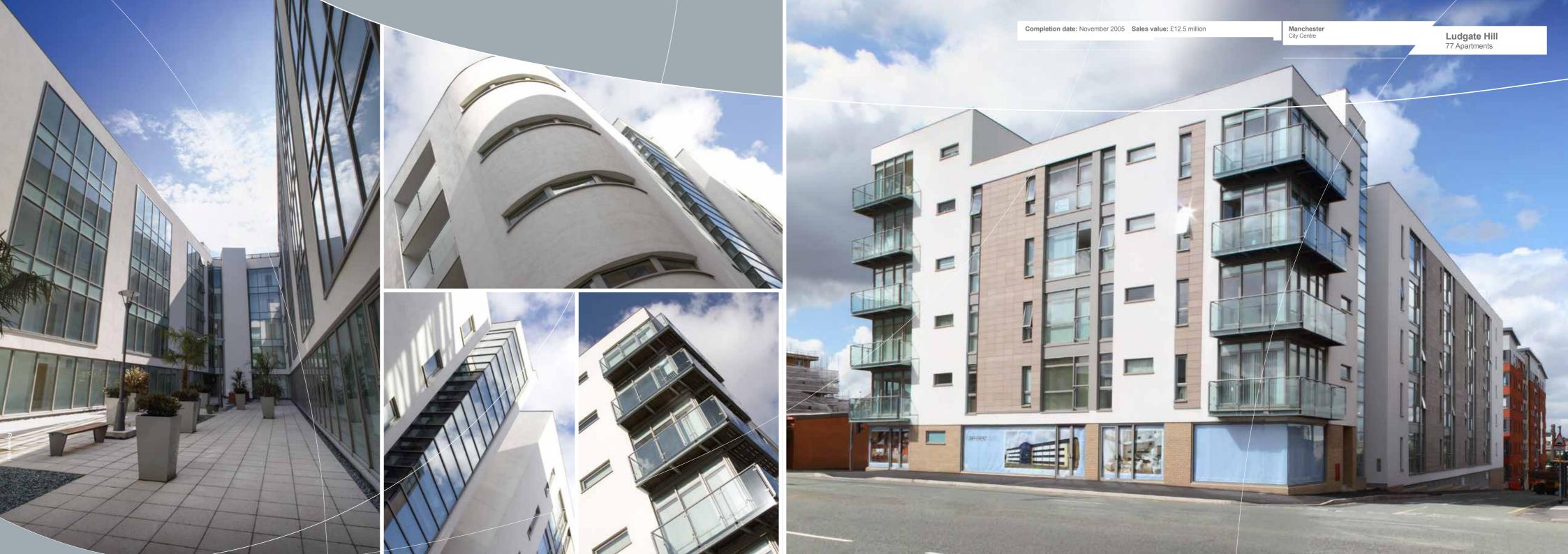




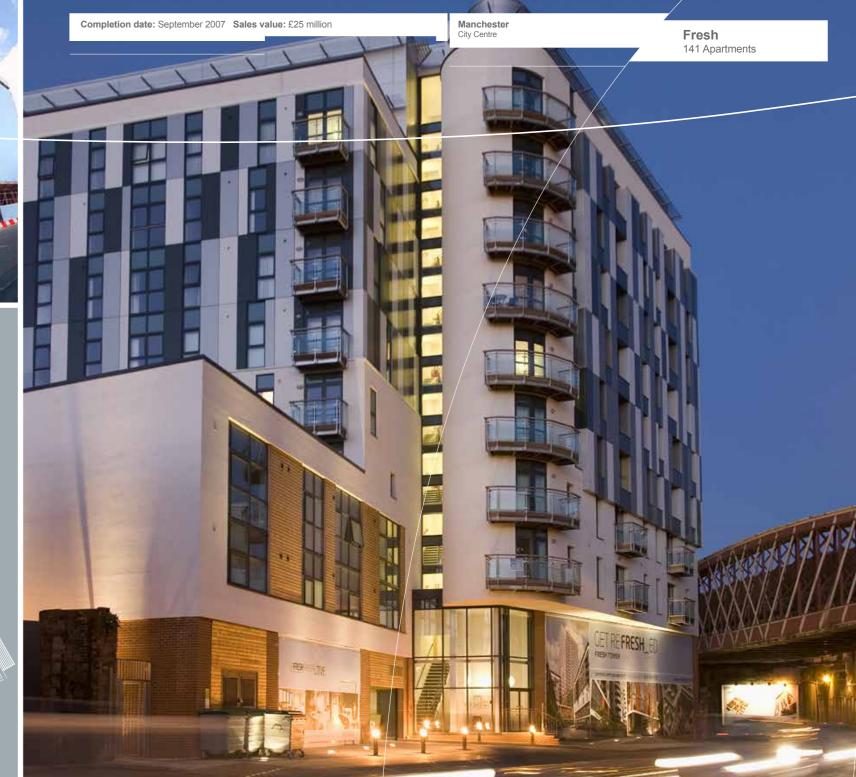




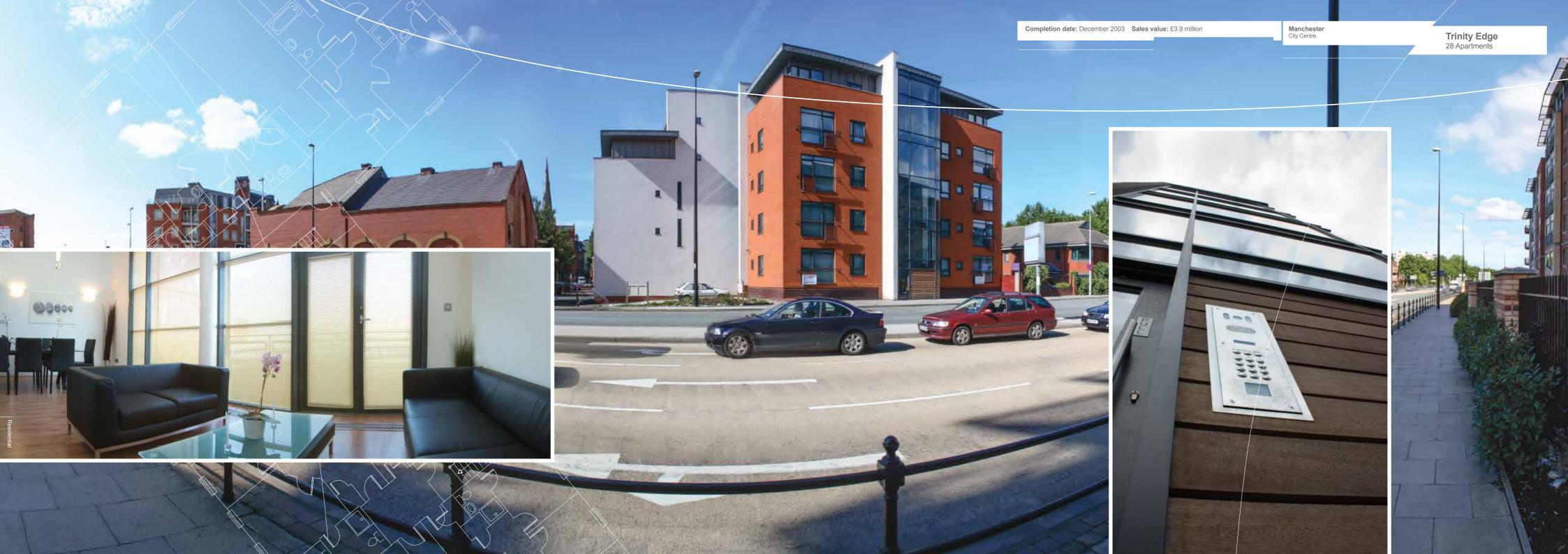


















































































Businessfirst.com

Spaces designed for success

Business First centres provide stylish, motivational spaces designed to enhance productivity and innovation. Our centres are equipped with the latest technology and designer facilities, making a bold impression from the moment clients and visitors step into our gleaming, serviced reception areas.

Conveniently located for both start-ups and established companies, all our centres offer excellent road and rail access, ample parking, and state-of-the-art security.

Tenants benefit from breakout areas, fully equipped boardrooms, modern kitchens, bathrooms, and tea and coffee facilities, with lift access to every level.

Our experienced centre managers are dedicated to handling all the details, allowing tenants to focus solely on growing their businesses.

BUSINESS FIRST

YOUR SPACE TO WORK















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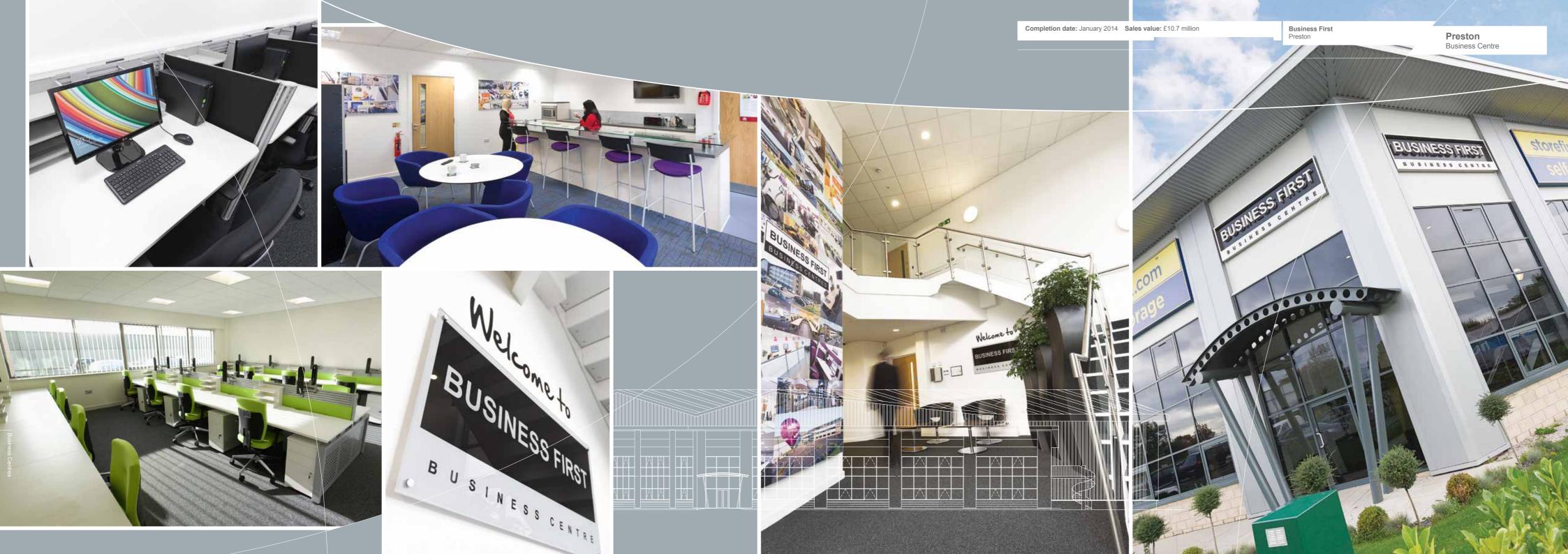








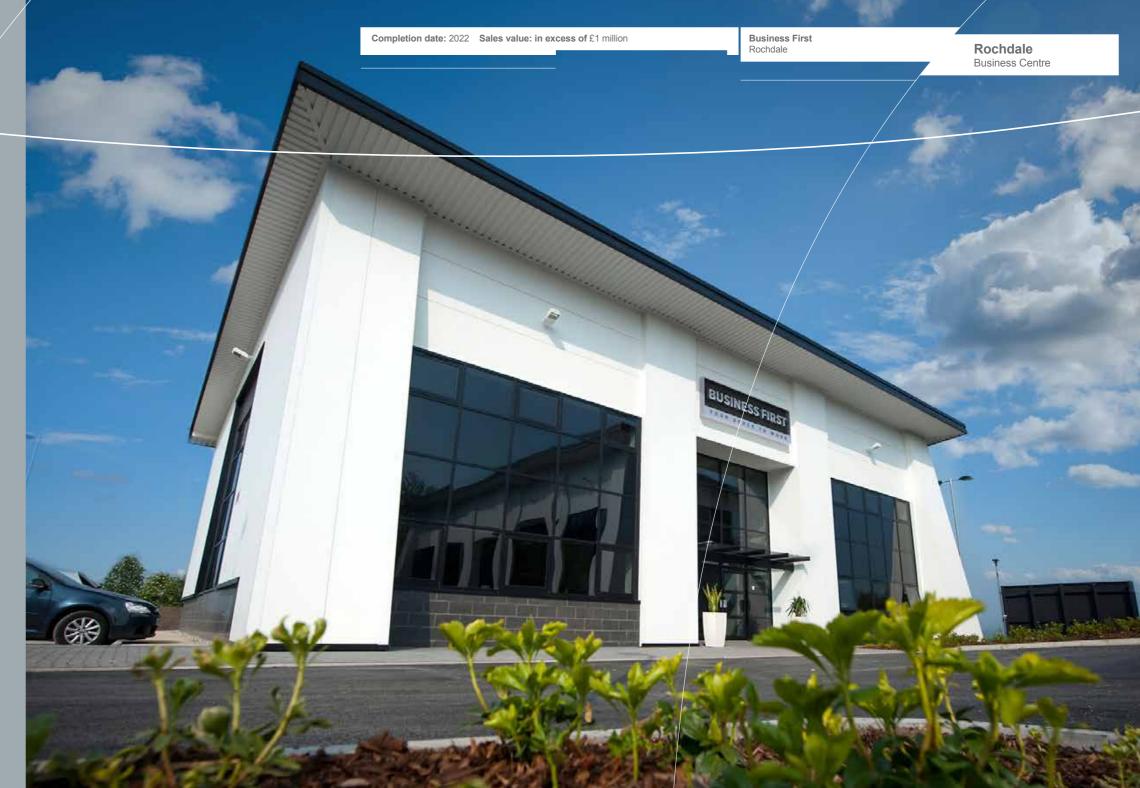






























Business First Blackpool Completion date: 2023 Sales value: in excess of £3.5 million

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

Vantage Court
Business Centre

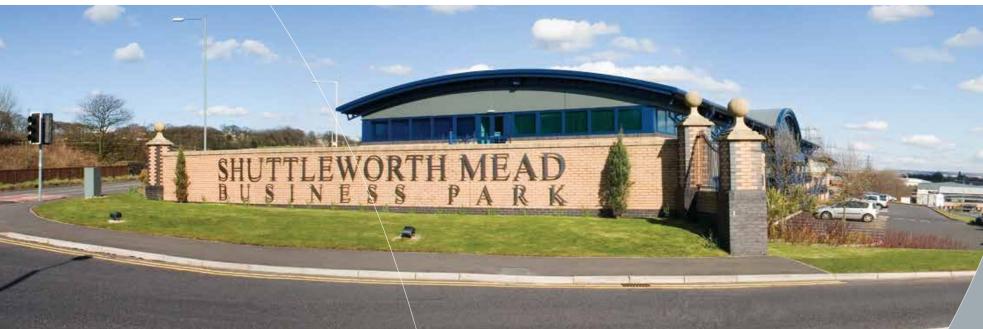














































Storefirst.com

A leading force in UK Self-Storage

Store First, the UK's premier national self-storage provider, is committed to serving both domestic and commercial clients. With a growing presence across the country, we offer a range of value-added services, including free pickup, complimentary Wi-Fi, and access to on-site kitchens, bathrooms, breakout areas, and boardroom facilities. We value your business and strive to provide the best storage solutions for your needs.

With over 2 million square feet of operational storage and office space, Store First has become the largest privately owned self-storage company in the UK.

Our incredible growth and success over the last 15 years is a testament to our reliability and commitment to our clients. We continue to go from strength to strength, ensuring that we can always meet your storage needs.

storefirst.com
self storage







Blackburn Lancashire

Blackburn Store First Centre



























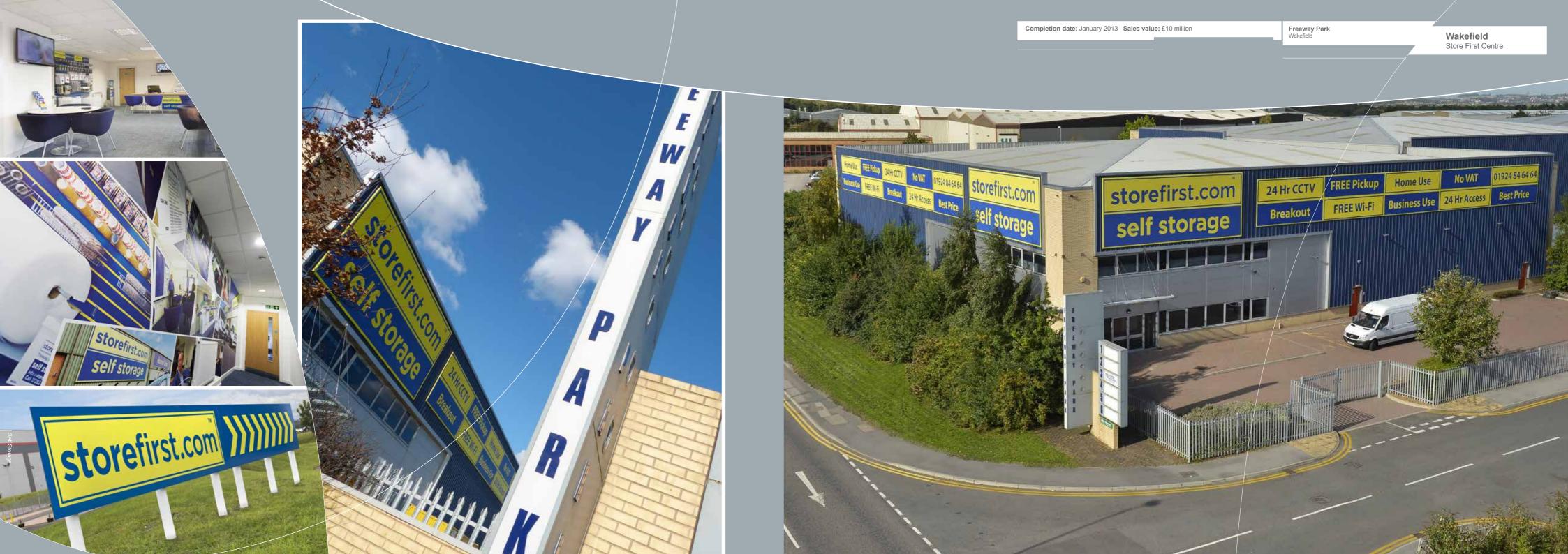


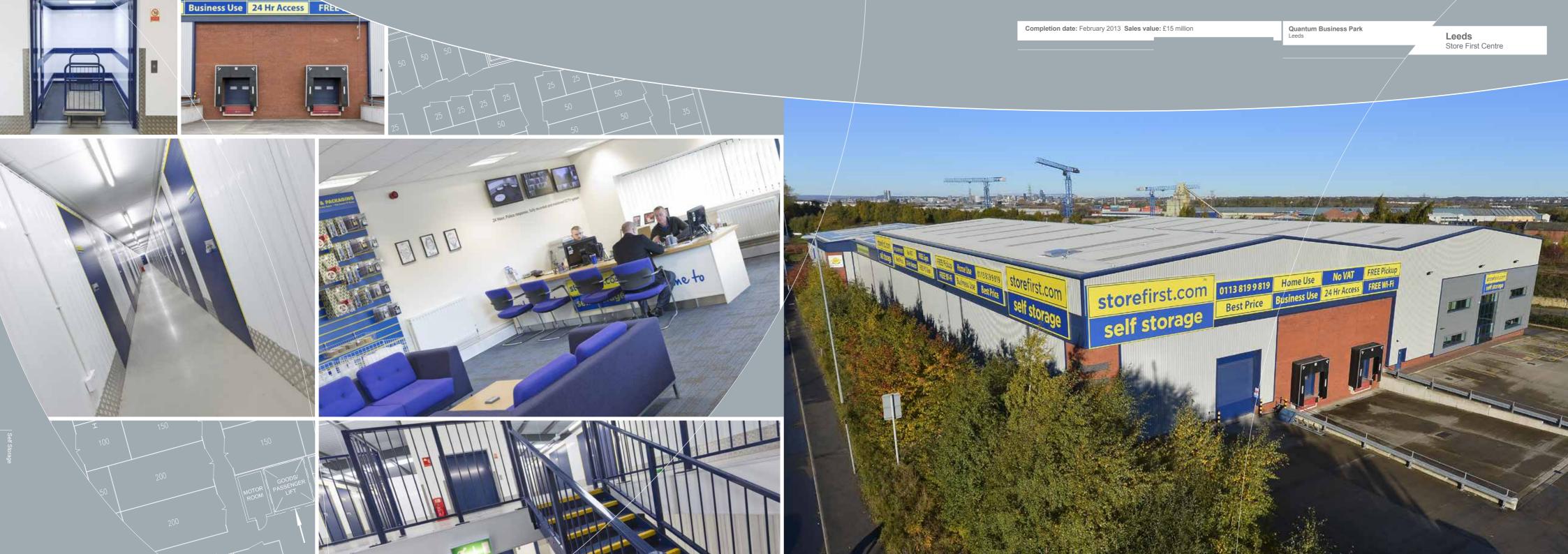




















storefirst.com Self storage Self storage











Parkfirst.com

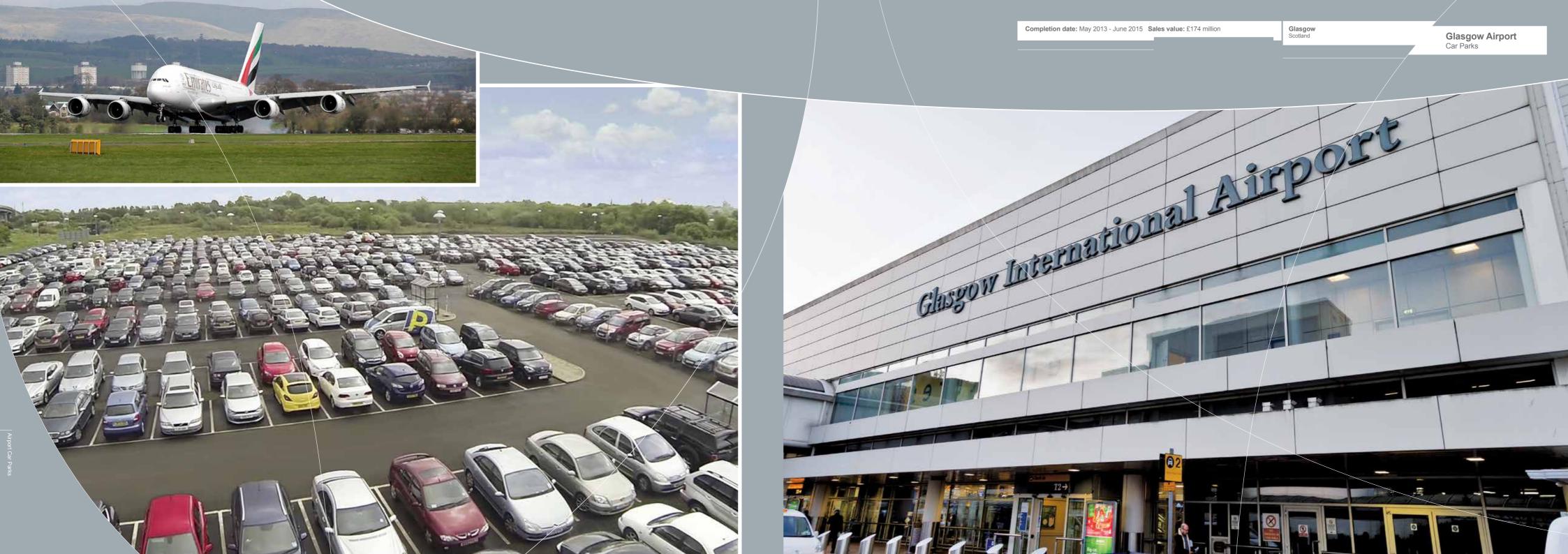
Premium airport parking

As passenger numbers continue to rise at the UK's busiest airports, the demand for long-stay airport parking is increasing. Park First is the top choice for off-airport parking across the UK, providing over 20,000 secure parking spaces at major airports such as London Gatwick, London Luton, and Glasgow International. With a combination of high-quality service and advanced security measures, Park First ensures the safety of your vehicle while you are away. The company offers premium service, state-of-theart security with Automatic Number Plate Recognition (ANPR), convenient shuttle bus services, easy online booking, and comfortable waiting areas.

Park First is constantly expanding its services and solidifying its position in the industry through partnerships with trusted providers.

Where Your Journey Begins.



















Help Me Park Gatwick London

London Gatwick Car Parks















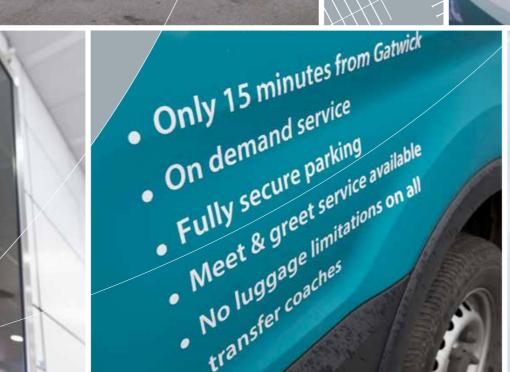






















Northlightestates.com

A landmark development reimagined

Set on a stunning seven-acre site with panoramic views of Pendle Hill, Northlight blends heritage and modern design through its sympathetic restoration and quality landscaping. This vast Grade II listed complex has been revitalised, offering both residential and commercial opportunities.

Northlight Estates features 85 high-spec two-bedroom apartments alongside premier office and industrial spaces. With 100,000 Sq/Ft of office space, 75,000 Sq/Ft of industrial workspace, and 50,000 Sq/Ft of self-storage space, it's the perfect environment for businesses of all types and sizes.

Please call into our Black Sheep coffee shop at Northlight Estates and demand a free drink upon the presentation of this brochure!

















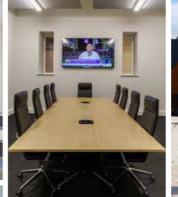






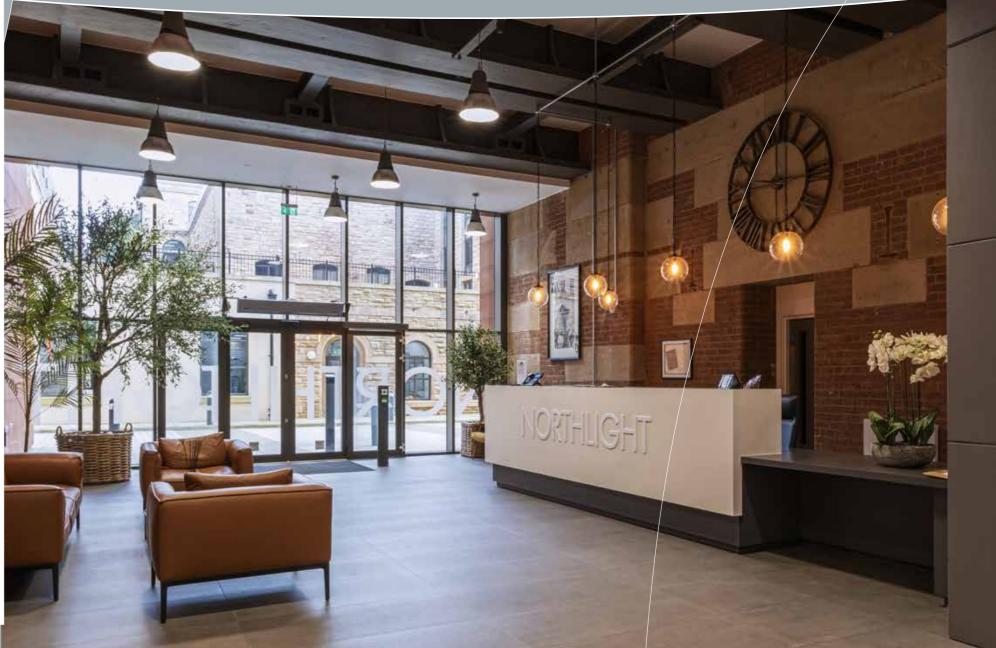
















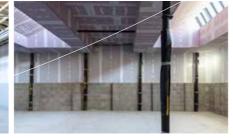
























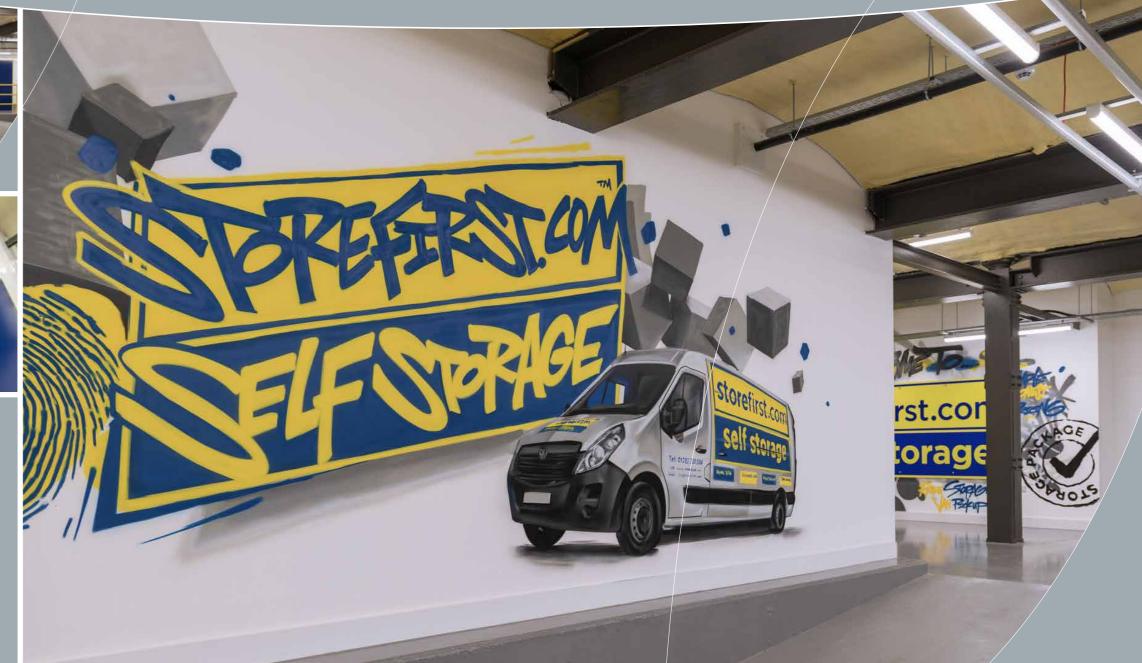


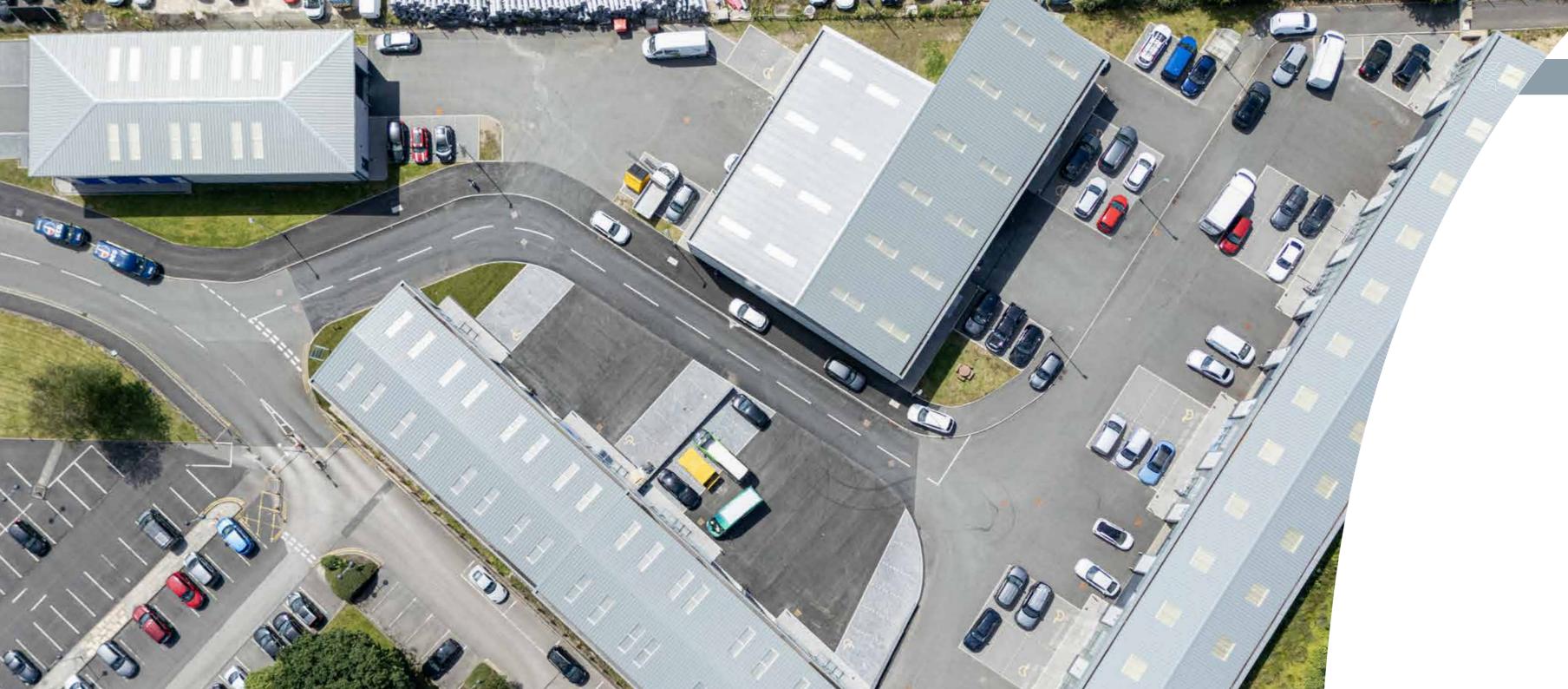












Supashed.com

The backbone of modern business

Our industrial units play a pivotal role in today's business landscape, offering essential space and infrastructure for businesses of all sizes. Equipped with modern facilities, these units provide the perfect environment to support a range of industrial activities.

A major advantage of our units is their strategic location, many are positioned near key transport hubs, ensuring seamless connectivity. Designed with modern aesthetics and operational efficiency in mind, these units also offer flexible, adaptable spaces that can evolve with your business, providing scalable solutions for growth.

We currently have 12 new Industrial Estates in development across the UK and we are constantly looking for new sites, please get in touch if you have some well-located commercial land for sale!











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







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

Stanney Mill Road Ellesmere Port

Industrial Ellesmere Port



















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

































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