



1997 - 2007 • 10 YEARS OF MILLNGATE • 10 YEARS OF

10
YEARS

10 YEARS OF ADDING VALUE TO PROPERTY

millngate

Celebrating **10 YEARS** of Millngate



1997
Imperial Wharf, Fulham



1999 - 2001
The Bars, Chester



1998
Leeds City Office Park



2001 - 2004
The Courts, Stockport

Millngate was established by Tony Sweeney in 1997 and in the subsequent 10 years the company has advanced from having a development consultancy role to undertaking major projects in its own right, with a turnover in excess of £20 million.

It has been a very active and successful ten years as demonstrated by the track record outlined below:

BRIEF HISTORY OF MAJOR PROJECTS

1997

Development consultancy for British Gas Properties (now National Grid Properties) in respect of Leeds City Office Park, a 400,000 sq ft office development on a remediated former gas works site on the edge of Leeds City Centre.

At Imperial Wharf, Fulham, the master planning of a 40 acre site adjoining Chelsea Harbour and the River Thames for a major mixed use project working with Terry Farrell.

1998

Agreement to lease with Cellnet (now O2) to take a further 102,000 sq ft of offices, as a second phase to Leeds City Office Park.

1998 - 2003

Formation of a joint venture with the Miller Group, and the subsequent acquisition of the British Gas Northern Portfolio comprising former gas works sites in Warrington (13.5 acres), Harrogate (4.4 acres), Yeadon (4.4 acres), Bradford (2 sites totalling 3 acres), and St Helens (2.8 acres). Millngate managed the acquisition and subsequent sale of sites after adding value.

Harrogate, for example, was sold to Tesco who are currently promoting the site for a 60,000 sq ft food store.



2004 - 2006
Focus, Beccles



2004 - 2006
Beccles Industrial Units



2005 to date
Alton Retail Park



1999 - 2001

Again in a joint venture with Miller, the acquisition of a 1.6 acre town centre site in Chester, subsequently developed as a Harley Davidson showroom and themed restaurant with 5 storeys of residential above.

2001 - 2004

Formation of a joint venture with AWG Plc and the development of The Courts, Stockport a 60,000 sq ft town centre retail project let to Tk Maxx, J D Sport, Café Nero, Mark One and Music Zone. Sold to Threadneedle for in excess of £12 m.

2004 - 2006

First development of a major commercial project without a partner at Beccles in Suffolk where Millngate was selected by East of England Development Agency (EEDA) to develop a new DIY store for Focus and industrial units for Beccles Town Council. Development finance was provided by Clydesdale Bank Plc and the Focus store investment was sold to a Danish investment consortium at a 5% yield.

2005 - 2007

Achieved planning consent in Alton, Hampshire for 40,000 sq ft of retail warehousing.

2007

Selected by EEDA and Breckland Council to develop a 3 acre site in Swaffham, Norfolk for retail development.

PHILOSOPHY

Millngate will continue to work on a small number of complex commercial projects. The last ten years have demonstrated that a ‘hands on’ approach, working very closely with a full professional team, is essential to achieving the successful implementation of profitable projects.

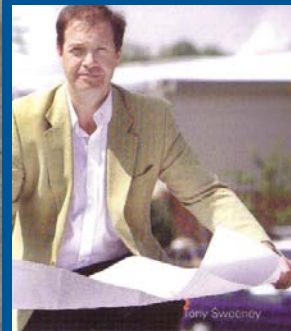
Millngate will also continue to work closely with both landowners and occupiers to maximise asset value and satisfy occupiers’ constantly changing requirements.



adding value
to property



The Beccles Team



"Milln Gate Properties Ltd

Tony Sweeney does property development in a big way. His commercial properties are shopping centres occupied by well-known retailers and sold on for large sums of money. Consequently, Tony needs to have a good relationship with his bank.

Dawn Jacobs, Senior Partner at Guildford Financial Solutions Centre has arranged development finance for Tony's latest company, Milln Gate Beccles, which is building a major DIY store and other industrial units at Beccles in Suffolk, along with a rolling development facility for the core Milln Gate company."

Extract from Clydesdale Bank publicity material, 2006

THE FUTURE

With a successful track record and the necessary resources, including excellent lines of credit, Millngate are well placed to take on the more challenging of UK commercial projects.

The emphasis will continue to be on retail orientated projects but there is an increasing realisation that many of these will need to be part of a mix of uses including residential elements to satisfy the planners' ever increasing demands.

" Milln Gate acted professionally through out in a business like manner including obtaining a beneficial planning consent on the site, attracting and securing a major covenant and constructing the buildings. I have no hesitation in concluding that EEDA would be confident of working with Milln Gate on future projects. "



Jon Piggin MRICS
Estates Manager, EEDA

" ...from the outset it was clear they (Millngate) had the skills to move the project forwards with a determined focus... the project in Stockport has been developed successfully and I would have no hesitation recommending them as a reliable and trustworthy party for other development projects. "



David Conneely
Principal Asset Manager for
Stockport Estate Services

" Millngate successfully developed a five level, 60,000 sq ft town centre retail scheme behind a retained facade, which we agreed to forward purchase. Millngate's proven entrepreneurial and project management skills gave Threadneedle every confidence that the end product would be of institutional quality.

There are a number of reasons why I have been impressed with Millngate; these include their leadership, motivation skills, reliability, integrity and determination to achieve the best possible results.

The project in Stockport has been developed very successfully by Millngate and has proven to be an excellent investment for us. We have enjoyed our working relationship with them and would be more than happy to work with them in future. "



James Rigg
Director and Fund Manager of
Threadneedle Property Investments

IN CONCLUSION

- A PROVEN 10 YEAR TRACK RECORD THAT CLEARLY DEMONSTRATES AN ABILITY TO DEAL WITH THE MOST COMPLEX OF PROJECTS.
- AN ACCEPTANCE BY LANDOWNERS, GOVERNMENT BODIES, LOCAL AUTHORITIES, MAJOR INVESTORS AND OCCUPIERS THAT MILLNGATE ARE A TRUSTWORTHY PARTNER, ABLE TO BRING PROJECTS TO FRUITION.
- A HANDS ON DEVELOPER WHO DOES NOT RELY ON INFLATION AND GOOD LUCK BUT WHO WORKS PROJECTS TO MAXIMISE ASSET VALUE

For the latest news, current requirements and contact details visit: www.millngate.com



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