10 YEARS OF ADDING VALUE TO PROPERTY

millngate
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.
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.

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.

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.

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

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

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.
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.

“...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

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