



Shepherd Developments



Offices | Industrial | Retail & Leisure | Mixed Use



Shepherd Developments -

An ambitious nationwide property developer with a long track record of success in both single and joint venture, with public and private sector partners, across all sectors of the commercial real estate market.



Leading you to pastures new.

Shepherd Developments is an ambitious nationwide company that acquires sites and develops all forms of commercial property, selling the completed schemes to long-term investors and owner-occupiers.

Whilst we have a successful and extensive portfolio of single venture speculative developments, the Company has expertise in a far wider range of property solutions. We work effectively in partnership with other developers, landowners, tenants and funding partners, in both the private and public sectors.

We are continually looking for new and exciting development opportunities throughout the UK and welcome all enquiries.

Get in touch... we'll lead you to pastures new.

"The refreshing thing about working with Shepherd Developments is their 'can do' approach, particularly to challenges which we all know occur on projects from time to time. I am also impressed with their ability to manage sensitively, projects which involve partners from both the public and private sectors."

David Fletcher, Director-Investment & Marketing, Sheffield First for Investment

Opening the door to success.

As a development partner, rest assured that our approach is exactly the same as when we operate in single venture.

We often exceed people's expectations of a project by adopting a flexible approach based on openness and honesty; one that clearly recognises the value and contribution of all partners in finding the best possible solutions.

And what's more, Shepherd Developments forms part of the Shepherd Group of Companies; one of the largest wholly family owned groups of companies in the UK - allowing us, where relevant, to call upon group resources to provide a fast-track 'one stop shop' to occupiers; from funding through to construction.

This combination of a large parent group, long track record, enthusiasm and dedication to quality with cost effective design and specification continues to contribute to our success in consistently delivering commercial projects.

Projects are undertaken throughout the UK with operations managed from regional offices in Birmingham and Leeds. So now isn't it time you contacted us and opened the door to success?





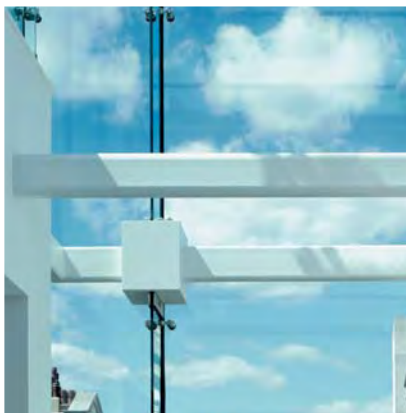
Kensington High Street, London

Development Projects

- Kensington High Street, London
- Mixed Use
- Partner: Scarborough Development Group Plc & Close Brothers

A prominently positioned scheme on one of London's most famous streets, developed in joint venture with Scarborough Development Group and Close Brothers. This mixed use development comprises 45,693 sq.ft of headquarter specification offices over 6 floors with a 19,400 sq.ft retail unit fronting Kensington High Street which was successfully let to PC World.

The development was completed in 2005 and sold to investor Aries Ltd.





Development Projects

- Isis, Manchester
- Industrial

Isis forms a comprehensive phased industrial development within Agecroft Commerce Park located 2 miles south of Junction 16, M60. The site is capable of accommodating up to 600,000 sq.ft of new space, from which two phases totalling 223,000 sq.ft have been completed. Bunzl Retail Supplies Ltd pre-let the first phase of 171,000 sq.ft (subsequently sold to Tritax Assets Ltd) and Squirrel Self Storage purchased the freehold on their 52,600 sq.ft facility. Two further units are being speculatively developed.

- Partner: Scarborough Development Group Plc



- City Point, Leeds
- City Centre Offices

City Point is a landmark new office building located in a highly visible location on the inner city loop road in Leeds City Centre. Its striking design and prime position on the corner of King Street and Park Place maximises the building's impact on the urban environment. Completed in Summer 2006, this 62,000 sq.ft development secured pre-lets from GVA Grimley and King Sturge and the investment was sold prior to completion of the building to LNC Property Group.

- Partner: Scarborough Development Group Plc



- Ravens Court, Redditch
- Offices

Ravens Court is prominently located at Ravensbank Business Park, the principal business park in Redditch. It is a well established, high quality managed environment with excellent access to the town centre and the southern hub of the M42 at junction 3.

The scheme comprises a new office building built to a high standard of 17,453 sq.ft which together with additional expansion land, has been sold to Broadfern Ltd.



Isis, Manchester

“Success in business is all about building strong relationships. We have enjoyed a prosperous and rewarding affiliation with Shepherd Developments. They have proved their skills and expertise when working in partnership with us on a considerable number of landmark developments. City Point is one such example, which achieved record rental rates for the Leeds market.”

Kevin McCabe, Chairman, Scarborough Development Group plc.

“My team at Thomson Holidays have been most impressed by the commitment and hard work over the length of the project. We were able to open the call centre at the appointed date largely through the efforts of your team.”

Shaun Powell, Managing Director, Thomson Holidays

Cardonald Park, Glasgow





Development Projects

- Cardonald Park, Glasgow
- Office Park

This 6.5 acre site at Scottish Enterprise Glasgow's Cardonald Park is strategically located at Junction 25 of the M8, between the city centre and the airport.

Caledonia House, comprises the development of a striking 66,000 sq.ft purpose built office, pre-let to Lunn Poly Limited (part of the Tui Thomson Group) and sold to Greater Manchester Pension Fund.

The scheme was constructed in just 37 weeks, including tenant's fitting out. Integrated design and construction from within the Shepherd Group was employed and ensured the project was delivered on time and on budget.

The second phase, Monarch Court, comprising eight self-contained two storey office buildings of striking architectural design offering 2,250 – 4,500 sq.ft, is to be speculatively developed in 2006.



- Eastern Approach, Denton, Manchester
- Production/Distribution

Located four miles from Manchester city centre, close to Junction 24 of the M60 orbital motorway, this 9.3 acre site comprises a 90,000 sq.ft warehouse with offices developed on behalf of Qualtex Ltd. The remaining land was sold to Castlewood Developments who have completed further industrial development on the site.

- Partner: Argon Properties



- Saltisford Office Park, Warwick
- Office Park

Saltisford is the first high quality office development in Warwick town centre for 15 years. When the final phase is complete, it will comprise a 73,000 sq.ft, £16 million office park. Saltisford is located on the A425, an important gateway to Warwick town centre and link to the A46 and M40.

The first high specification office buildings totalling over 35,000 sq.ft were pre-sold to Warwickshire County Council. A further building offering up to 38,000 sq.ft will be completed in 2007.

“Our thanks once again, to Shepherd Developments for delivering the building to us on time, and in such great overall shape. The reaction of our team, many of whom saw the inside of the building for the first time, has been tremendous.”

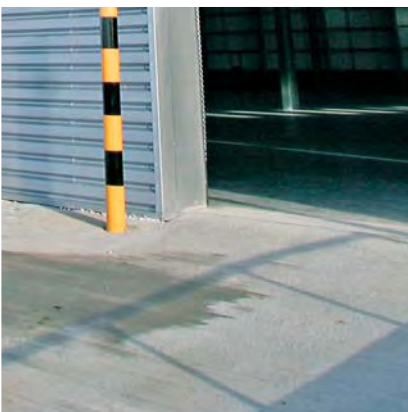
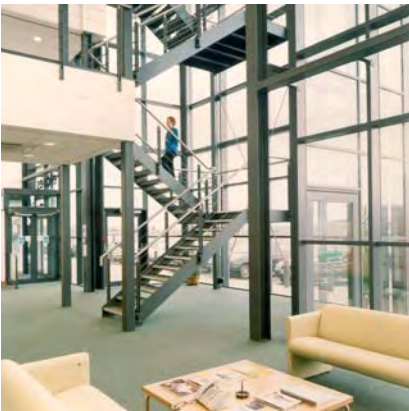
Steve Bellingham, Vice President & General Manager, Fellowes Europe

Development Projects

- West Moor Park, Doncaster
- Industrial Park
- Partner: Scarborough Development Group Plc

West Moor Park is a hugely successful production/ distribution park located immediately adjacent to Junction 4 of the M18. The scheme has attracted occupiers including IKEA, Fellowes, Next Plc and Anglo Beef Processors. Three phases, totalling over 450,000 sq.ft have been completed and pre-let or sold. Each phase has been developed to a very high standard and benefits from contemporary architecture featuring imposing triple height atriums to the office elements. These standards were recognised in 2004 when Tranmoor Point (phase 2 of the development) was a finalist in the IAS/OAS awards.

A final phase is due to be completed in 2007.





Aspect, West Moor Park, Doncaster



Leger Retail Centre, Doncaster



Development Projects

- Leger Retail Centre, Doncaster
- Retail & Leisure

Shepherd Developments developed this edge of town retail centre on the A18 in partnership with Bayford Developments. It comprises a supermarket pre-let to Lidl, a KFC drive-through restaurant and two further retail units, let to GUS and Motor World. The units, totalling a floor area of 30,760 sq.ft, are situated around a central car park. The property was subsequently sold to GMI Holdings Ltd.

- Partner: Bayford Developments



- Abbots Gate, Edgbaston
- Grade II listed offices

17, 18 & 19 Highfield Road comprise three Grade II listed Georgian buildings within the highly acclaimed Calthorpe Estate. The scheme demonstrates the company's experience in sympathetically redeveloping historic buildings.

Following substantial, detailed refurbishment which retained a number of original details and features including their period interiors, the buildings have been returned to their former glory and now provide high quality office accommodation for discerning office occupiers within generously landscaped gardens.

- Partner: Calthorpe Estates



- Avalon House, Richmond Upon Thames
- Offices

Avalon House is a superior 28,400 sq.ft office building located on the high profile Lower Mortlake Road in Richmond Upon Thames. The development provides flexible, high quality, predominantly open-plan accommodation within a modern, self-contained building over 3 storeys.

Avalon House was let to Cambridge Management Consulting Ltd and subsequently sold to Merseyside Pension fund.

- Partner: Newland Developments Ltd

“Shepherd Developments is playing a key role in the regeneration of Liverpool city centre. The company's involvement in the development of City Square is transforming the look and performance of the city's Commercial District.”

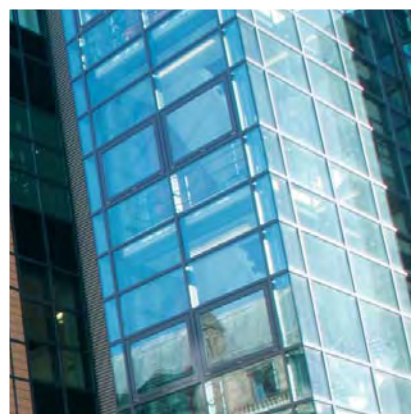
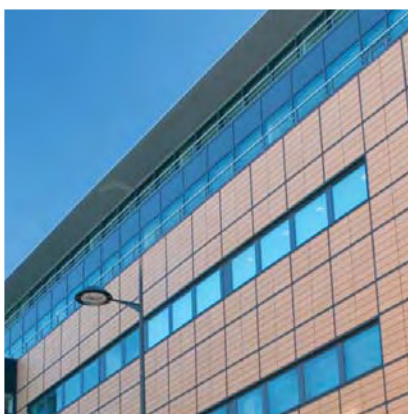
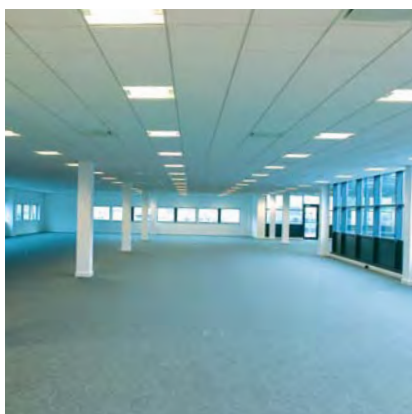
Martin Wright, Development Director, Liverpool Vision

Development Projects

- City Square, Liverpool
- City Centre Offices
- Partner: Scarborough Development Group Plc & Liverpool City Council

Occupying a prime site adjacent to Moorfields station in the heart of Liverpool's prime office core, City Square is a substantial 144,133 sq.ft Grade A office scheme arranged over six floors with basement car parking. The building, completed in 2005, features a dramatic double height planar glazed entrance foyer, imposing glazed staircase towers and benefits from a café unit on the ground floor.

The majority of space was successfully pre-let to the Department of Constitutional Affairs and the building was pre-sold to investors Close Brothers.





City Square, Liverpool



Stuart House, York



Development Projects

- Stuart House, York
- Offices

Stuart House is a 37,317 sq.ft three-storey comfort cooled office with car parking in a secure landscaped setting. The location gives easy access to York City Centre and the A64.

The project was a highly successful 'Shepherd One Stop Shop' project; being constructed by Shepherd Construction, architectural and structural engineering design by Shepherd Design and M&E services provided by SES.

The building is leased to Corries Solicitors Ltd and was sold as an investment to Allied Dunbar Assurance plc.



- North Street, Sudbury
- Retail & Leisure

This retail development on the site of a former Hotel, which suffered from severe fire damage, was carried out with attention to detail and respect for the Grade II listed façade which was carefully recreated using traditional methods.

The development occupies a prime trading location between Thomas Cook and Birthdays, opposite Woolworths and Iceland. Two units totalling 12,000 sq.ft were let to New Look and Mackays and following the lettings, the investment was sold.



- Relay Point, Tamworth
- Offices

Relay Point is a phased office development to provide up to 48,000 sq.ft of accommodation in an excellent location that benefits from immediate access to the M42 at junction 10 with the A5, M6, M1 and M40 all close by.

Occupiers were quick to register their interest in this speculative scheme with buildings sold to Cathedral Leasing Ltd, Ocean Finance and let to Bellway Homes.



Development Projects

- Riverside Village, Chesterfield
- Mixed Use

The site comprises 24 acres immediately adjacent to the town centre. The site was identified for mixed use development and after extensive reclamation and remediation works planning permission was obtained for 240 residential units (developed by Shepherd Homes), innovative 'Live / Work' units comprising apartments with office facilities and shared meeting rooms, office buildings, children's play area and public open space. The development also opened up the River Rother for public access, including a riverside footpath/ cycle way providing a link to the railway station and town centre. Sensitive restoration was carried out to the Grade II Listed Head Office and Gatehouse, which we've subsequently let and sold.

- Partner: Shepherd Homes



- A1/M1 Link, Thrapston
- Industrial

A1M1 Link is a joint development by Shepherd Developments and Parlison Properties on a distribution park which attracted over 1million sq.ft of lettings within three years to distribution occupiers including Ikea, Superior Group, Avandero and International Paper Containers. This makes A1M1 Link one of the most successful new distribution locations in the UK.

A1M1 Link is located on a 90 acre Distribution Park on the A14 which is a major dual carriageway linking the East coast ports, M11, A1, M1, M6 and the Midlands. The latest completed phase, providing an 83,560 sq.ft high specification high bay warehouse within a 4.8 acres site, was sold to Allied Dunbar.

- Partner: Parlison Properties



- Leeds Innovation Centre, Leeds
- Offices

Developed in a joint venture with the University of Leeds, the Leeds Innovation Centre is a property based initiative which has formal and operational links with the University of Leeds Research Centre. It encourages the formation of growth in knowledge based businesses and similar organisations resident on site through a management function actively engaged in the transfer of technology and business skills.

Much of the 30,000 sq.ft was under offer before the building was complete. Shepherd Developments share in the company was sold to the University.

- Partner: University of Leeds



Riverside Village, Chesterfield

Environmental Policy – Tending the environment for over 100 years.



Shepherd has been contributing to the built environment for over one hundred years and recognises the implications of its operations for the natural environment and its responsibilities towards protection of that environment.

Accordingly Shepherd seeks to promote the conservation and sustainable use of natural resources and to minimise pollution in all of its activities by setting and reviewing specific environmental targets on a yearly basis. This policy aims to contribute to reductions in global warming and wastage of the earth's resources. It also aims to help preserve the earth's protective ozone layer and improve the earth's ecology.

Further information is available on our website.



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Shepherd Developments

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