

Lichfield SOUTH

Junction T5 • M6 Toll

UK HQ Pre-Let for prestige Lichfield Gateway development

Confirmation of the high value pre-let agreement with NextiraOne, Europe's largest independent communications systems integrator, for a new UK headquarters building at Lichfield South, is a highly significant development for the Lichfield Gateway site, says Jonathan Hart, Director of developers, Lingfield Securities plc, and reflects substantial investment by the company.

Lingfield commenced work in August to construct three Grade 'A' office headquarter building, with unrivalled high specification office accommodation, designed to attract blue-chip companies to Lichfield. Jonathan Hart comments. "The fact that we have secured a pre-let at £18/sq ft to a company of the standing of NextiraOne is testimony to the strategic importance of the site and justifies the confidence of Lingfield in speculatively investing £5.5m as a catalyst for the next phase of development."

According to Steven Skakel, UK Managing Director of NextiraOne, a major operator in the IP communications sector with over 100,000 customers in 16 countries across Europe, the company was looking for prestigious, modern facilities in the area and identified Lichfield South as the ideal environment for its new UK headquarters, strategically located at the new 'Gateway to Lichfield' on Wall Island, junction T5 of the M6 Toll motorway.

"NextiraOne is an extremely successful business. We have had a fantastic year with unprecedented growth, which has led the company to seek larger premises to support further expansion," Steven Skakel said. "One of the larger employers in Lichfield, we were looking to stay in the locality, and Lichfield South provides a suitably high profile location for our UK headquarters, ideally situated for easy access to the motorway network."

Issued by Stratford Marketing. For further details please contact Megan Dunmore,

Stratford Marketing Ltd, New Davidson House,
Davidson Road, Lichfield, Staffs WS14 9DU.

Tel: 01283 840176

The joint agents:



PRESS INFORMATION

Lichfield SOUTH

Junction T5 • M6 Toll

Up to 100 staff will be permanently based at the new NextiraOne head office with additional employees 'hot desking' from the premises.

John Griffiths of GBR Property Consultants, joint agents with Kingstons, commented, "The Lichfield South development has attracted a lot of interest, with the opening of the Toll Road and the overall growth of the services sector in the West Midlands, and we are confident in the level of business to be done at this superb development. The market in this area is largely unsatisfied, with low-grade office accommodation being the only offering for companies for far too long.

Lichfield South is delivering the right quality of building to satisfy a strong, latent demand, as evidenced by the NextiraOne pre-let agreement, and will provide a long-awaited opportunity to burgeoning businesses in the area to upgrade or relocate."

He added, "There is a high level of amenities already established at Lichfield South, including a highly successful Esporta Health & Fitness Club and an Express by Holiday Inn Hotel, with a state-of-the-art 55 bay 2-tier golf driving range and a freestanding restaurant planned in a further phase early next year. All this, combined with the proximity of the development to the historic City of Lichfield and excellent rail and road links to London and Birmingham, confirms Lichfield South as an outstanding location not only at a local level, but also in a regional and national context."

Ross Bendall of Vail Williams, agents acting for NextiraOne, said, "We are delighted to have secured such impressive, state-of-the-art premises on behalf of our clients, NextiraOne. The company was keen to find a new UK HQ building in the Lichfield area, but very few options were available that satisfied their requirements. Lichfield South is an established site at a strategically significant location, which was exactly in line with our client's needs."

Issued by Stratford Marketing. For further details please contact Megan Dunmore,

Stratford Marketing Ltd, New Davidson House,
Davidson Road, Lichfield, Staffs WS14 9DU.

Tel: 01283 840176

The joint agents:



PRESS INFORMATION

Lichfield SOUTH

Junction T5 • M6 Toll

NextiraOne's 14,500 sq ft two-storey office building, is due for completion in June 2007, with the second office building of 15,500 sq ft due to complete in August 2007. This part of the development is set on 3.4 acres at Lichfield South and represents a £15m investment in Lichfield by developers, Lingfield Securities plc.

Lingfield are currently also on site developing at Tempus Ten, junction 10 M6 motorway and at its business park in Didcot, Oxfordshire. (Further details to be released shortly).

Ends.

Issued by Stratford Marketing. For further details please contact Megan Dunmore,

Stratford Marketing Ltd, New Davidson House,
Davidson Road, Lichfield, Staffs WS14 9DU.

Tel: 01283 840176

The joint agents:



PRESS INFORMATION