

## Welcome To Our New Tenants

Since Teesland iOG purchased Hartlebury Trading Estate in March 2005 we have welcomed a wide range of new tenants. Here they are:

### Unit 18d

**JMW Land Rovers** who specialise in the repair and service of competition 4x4 vehicles.

### Unit 18f

**J & S Motorcycles** importers of motorcycles and scooters.

### Unit 18g/h

**Severn Valley Boats** who specialise in the supply and service of pleasure craft.

### Unit 29b/c

**Quality Storage Solutions** manufacturers of storage tanks.

### Unit 27e3

**L & S Sawmills**. Timber machinists.

### Unit 35f

**Pride Race Engineering** specialists in the development and repair of race engines.

### Unit 60d/137

**Capital Medical** who provide individually tailored solutions for medical engineering.

### Unit 79

**DH Commercials** who provide HGV and trailer sales.

### Unit 86

**Juiceland** who specialise in the provision of juice machines via the internet.

### Unit 135

**Hartlebury Specialist Cars** who sell a range of top marque vehicles.

### Unit 285

**Pritchards** manufacturers of blinds and curtains.

### Unit 287

**Worcester County Council** who store county artifacts on site.

### Unit 298

**Hollingworth of Ombersley** the Ferrari specialists.

### Unit 301

**DK-Schweizer** who specialise in leather interiors for the automotive industry.

### Unit 311b/c

**Mayfair Holdings** provision of fancy goods for the trade.

### Unit 317

**All American Motorcycles** who sell and service Harley Davidson's.

### Unit 330

**Saal Fabrics** who provide fabrics via the internet.

### Unit 335

**Air Products** specialists in hydraulic and air products.

### Unit 339

**Auto Proud** who are a specialist vehicle valeting service.

## Hartlebury Trading Estate - Always Improving

As part of Teesland iOG's commitment to ensuring that Hartlebury remains one of the most popular and successful trading estates in the Midlands, we are currently undertaking a million pound refurbishment programme. This ranges from the redecoration of some of our smaller units to the full refurbishment of several larger units including 22, 312 and 314.

The general infrastructure and environment of the Estate is also in the process of improvement. We have just launched a five year road maintenance plan which includes the re-surfacing of defective roads, drainage, gullies and white lining. Our five year plan to improve the environment of the Estate includes a series of initiatives that will improve all aspects of the site including an extensive programme of new planting.

We know that Estate security is always a big concern for tenants and at Hartlebury we are pleased to hear the positive feedback we get

from tenants about the security systems we have in place.

As well as the out of hours security team that is on site we have installed a state of the art CCTV system and we are upgrading that system to include vehicle recognition cameras.

At Teesland iOG, we believe the quality of the infrastructure at Hartlebury is vital to the success of tenants and their continued satisfaction and we are committed to constantly improving the environment of the Estate with significant investment and an ambitious improvement programme.

## Current Availability

Hartlebury Trading Estate has a number of industrial and warehousing units available in a wide range of sizes. In addition there are office and development opportunities on site. For more information contact the Estate Office or the Letting Agents.



## About Teesland iOG

Teesland iOG is a leading pan-European property fund and asset management company. The company's roots stretch back to the early 1960's when the Teesland Development Company was formed. In October 2004 Teesland plc acquired Property Fund Management plc and the new merged company was re-named Teesland iOG.

## Teesland iOG

The company now has property interests throughout Europe and the industrial property division has projects and estates spread across the UK.

Hartlebury Trading Estate joined the Teesland iOG family in 2005 and is now a major component of the company's industrial property portfolio.

**Hartlebury Trading Estate is one of the most popular, established and successful trading estates in the Midlands. With a million pound refurbishment programme underway and an established and diverse business community resident, Hartlebury provides tenants with a unique, premier destination with good communications links, excellent facilities, first class estate management and a vibrant and friendly atmosphere.**

[www.hartleburytradingestate.co.uk](http://www.hartleburytradingestate.co.uk)

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# Hartlebury TRADING ESTATE

Hartlebury, Worcestershire

NEWSLETTER | EDITION 1

## Welcome from Teesland iOG



Welcome to the first edition of the Hartlebury Trading Estate newsletter. As part of our commitment to providing tenants with first class services and estate management we feel it is essential that we communicate with you - our tenants - and to keep you informed of the latest news and developments taking place here on the Estate.

In the first edition, we will be updating you on progress of the significant refurbishment programme that is currently underway and some of the further improvements planned in the future.

We will also introduce you to the Estate Management Team and the individual responsibilities we have to ensure the smooth and effective operation of the Estate.

As our newsletter develops we also want it to be a two way communication. We will welcome your feedback and contributions to future editions. In each newsletter we will feature a selection of brief profiles of some of our tenants and if you would like to be featured in later editions of the newsletter please let us know.

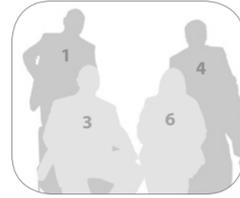
We have a vibrant, diverse and successful business community here at Hartlebury and it is important we stay in regular contact. We hope you find this newsletter helpful and interesting - this is just the beginning of the process of ensuring we communicate to you all of the exciting developments taking place on the Estate and we look forward to hearing your feedback.

Thank you for your continuing support of Hartlebury Trading Estate.

Teesland iOG

## Meet The Estate Team

At Teesland iOG we pride ourselves on the quality and friendliness of our estate management teams. Here at Hartlebury we have a dedicated team based at the Estate Office and we are here to assist you with any concerns or issues you may have.



### 1 Rupert Jeffries - Asset Manager

Rupert leads the team from Teesland iOG and takes overall responsibility for the Estate from new lettings to ensuring the satisfaction of our tenants.

### 2 David Wolverson - Property Manager

David is responsible for all Property Management issues including administration of the service charge and insurance.

### 3 Mark Pickersgill - Professional Services

Mark's role in the team is professional services which includes rent reviews and lease renewals.

### 4 Ian Goode - Estate Manager

Ian leads the Estate Office team and is responsible for the day to day running of the Estate. Ian will often be the first port of call for any enquiries or issues arising and is based in the Estate Office every weekday.

### 5 Diane Watson

Diane is receptionist in the Estate Office and is responsible for all of the general Estate Office administration.

### 6 Liz Stanyer

Liz can also be found in the Estate Office every weekday and as Secretary her duties include tenant queries, keeping our database up to date and day to day financial matters.



## Meet Some of Your Neighbours

In each edition of the newsletter we will be featuring a selection of our tenants - telling you all about them.



### Unit 131 Sealine International

Sealine are manufacturers of luxury motorboats ranging from 25ft to 60ft and valued from £50,000 to £1 million each. Part of the Brunswick Corporation of the USA, Sealine employ 650 people. The company export 60% of their production output and have a dealer network all over the world.

At Hartlebury, the company manufacture hulls and decks to be sent to the Kidderminster plant for a full fit. Sealine currently employ

50 people on the Estate and that will increase within the next year.

Unit 131 provides Sealine with a perfect location, the building provides a large internal space with a sizeable yard and ample storage for the components needed for manufacture and site access also proves beneficial to the company's operation. A 5S manufacturing process is being installed on site to make the plant even more efficient.



### Unit 11 Birmingham Barbed Tape

Established in 1988, Birmingham Barbed Tape is a manufacturer and supplier of Razor Wire and Perimeter products with a long history of supplying military sites.

The company enjoys a portfolio of local, national and international clients and has exported to 128 countries recently supplying Ultra Barbed Razor Wire for the British Embassy in Khartoum.

The company has been resident in Hartlebury for over fifteen years and has occupied

three different units on the Estate increasing unit size as the company has developed. For Birmingham Barbed Tape, Hartlebury is perfectly located from which to operate their business.

Recently the company has launched a range of products for commercial and domestic use including Ribbon Strip, Castle Spike and Tangle Mesh. Full details can be found on the company's website:

[www.birminghambarbedtape.co.uk](http://www.birminghambarbedtape.co.uk)



### Unit 134 TNT

TNT's Depot at Hartlebury employs 220 people and has 70 different delivery runs operating from the site servicing Gloucestershire, Herefordshire, Worcestershire, the Black Country and Powys.

The depot operates 24 hours a day- six days a week, employing three different shifts and handles approximately 4000 shipments a day from envelopes to pallets.

TNT finds Hartlebury an ideal site in which to operate their service with its excellent transport connections including the easy

access to the M5 and routes to the Black Country and Wales.

Hartlebury's security systems including the CCTV are of vital importance to TNT's operations as well as the Estate's well maintained and clean environment.

TNT's vehicle maintenance site at Hartlebury is highly regarded by the TNT Group for its cleanliness and environmental efficiency. TNT's facility at Hartlebury was awarded 5 stars in 2004 by the British Safety Council.



### Unit 142 Central Weighing

Central Weighing Ltd started life in 1984 as a two man operation over a steel fabrication business in Hartlebury.

The company designed "In Motion" vehicle weighing equipment primarily for law enforcement agencies looking to control overloaded trucks. Their premises at Hartlebury was ideal to develop the business with steel fabrication and design facilities on hand with space to allow the installation of systems for demonstration.

Twenty two years later, Central Weighing have both their office, production and demonstration facilities on the Estate employing 22 people and exporting systems to over 35 countries.

Central Weighing find Hartlebury ideal for servicing their UK clients with the close proximity of a number of large international freight forwarders a great benefit to the operation of the business.



### Avon House Fusion Foods

Fusion Foods, importers of food products are owned by Thailand's biggest company the CP Group.

Originally the company started its residence at Hartlebury in 2000 in the Gatehouse before moving in September 2002 to their current home in Avon House.

The company imports a wide range of food products from cooked chicken and prawns

to Dim Sum. Fusion Foods client list includes top high street food retailers and food service outlets as well as a wide portfolio of other customers such as ready meal manufacturers.

Fusion Foods administrative centre is at Hartlebury where the company employs 45 people.



### Unit 13/15 Wyvern Furniture

Trade Business Ltd own and operate two businesses based at Hartlebury. Wyvern Furniture, occupy two units on the Estate and their sister company, Earlybird Furniture operate out of units on Oak Drive. Each week they produce 750 suites for the mail order market and for high street retailer Argos and provide a delivered proposition (through Earlybird) to their customers.

The company, formerly part of the Christie Tyler Group, was subject to a management buy out in July 2005 and Wyvern's directors were delighted to continue the relationship

it had built up with Hartlebury and has therefore remained operating both businesses from the Estate.

Company director Keith Willies says "We have always found the on site support from Rupert Jeffries, Ian Goode and the Estate team to be excellent and is a contributing factor in basing our businesses here."