

Momentum

ASHTON WELCOMES IKEA



An artist's impression of the new IKEA Ashton store.

IKEA's brand new Ashton store is now almost complete with its grand opening scheduled to take place this month.

Located in the heart of Ashton town centre and within easy reach from Junction 23 of the M60, the three floor outlet will offer 27,500 sq ft (8,382 sq m) of retail space with two floors of car parking.

The new store will attract a large number of shoppers into Ashton and will make a

significant contribution to the retail offer in the town.

IKEA has worked closely with Tameside Council and the Tameside Employment Partnership to ensure as many of the 500 jobs created at the store are secured by the local community.

Cllr Kieran Quinn, Executive Member for Economic Services, said: "IKEA Ashton will have a major impact on the retail economy of Ashton and indeed

Tameside. We have worked hard to ensure that a large proportion of the jobs will go to the local community and shoppers to the store will be attracted to other retail outlets in Ashton, in particular the refurbished Market Hall."

Mike King, IKEA's Ashton store manager, commented: "We are pleased to be part of the ongoing development programme taking place within Ashton which we see as a town with huge potential."

The new concept town centre store opens on 19th October. Traffic management authorities have been working closely together to manage the influx of visitors and the anticipated IKEA phenomena.

Demolition paves way for Marina

Demolition work has started at the main entrance site to the £100m Droylsden Marina development on Manchester Road which will allow the new road junction to be constructed.

The dismantling work marks a major step forward in the development which will include a marina and mooring basin on a new canal arm, surrounded by new homes and apartments, offices, restaurants, shops and leisure facilities.

Councillor Kieran Quinn, Executive Member for Economic Services, said: "This is another milestone in fulfilling our ambition to transform the centre of Droylsden, creating a marina with new homes and commercial activity. We are very pleased to get a stage closer to the work beginning on digging the marina in the spring."

Cllr Kieran Quinn, Executive Member for Economic Services (second right) starts the next stage of demolition for the Droylsden Marina development. He is pictured (l - r) with Cllr Susan Quinn, Tameside Council staff Peter Wall, Joanne Higgins and Kevin Aspin.



Droylsden Marina plans are moving forward

Fact Files

A record number of relocation enquiries were monitored by Tameside Council on the MIDAS system, in the first half of this year with a total of 724 recorded.

Of the 724 enquiries, a total of 16 successes were secured. This has led to the creation of 661 new jobs and the safeguarding of 136 existing jobs.

The successes have resulted in an investment totalling £5,710,950.

The majority of enquiries related to availability of units of up to 10,000 sq ft (3,048 sq m) although interest is growing in larger premises of up to 100,000 sq ft (9,290 sq m)

ANOTHER COUP FOR ASHTON MOSS



The proposed Village Hotel at Ashton Moss

De Vere Group Plc has exchanged contracts with AMEC Developments and Stayley Developments to build a Village Hotel and Leisure Club at the Ashton Moss Leisure Park.

The announcement is great news and a major boost for Ashton Moss and continues De Vere's ambitious expansion plans for the Village brand.

The proposals will transform the 3.5 acre site into a 123 bed hotel with high quality

conference and banqueting facilities, a pub, café, restaurant and state of the art leisure club.

Village Ashton is expected to create up to 225 jobs in the area, making a significant contribution to the local economy and providing excellent facilities for both on site workers and the surrounding areas.

Richard Kiersley, Property Director for De Vere said: "The Ashton Moss proposal signals another great opportunity for

the Village brand. We are excited to be working with AMEC and we look forward to being part of the Ashton Moss development."

Darren Lawless of AMEC Developments added: "Having De Vere on site represents a prestigious addition to the development. De Vere embodies what we are aiming to achieve at Ashton Moss, providing high quality accommodation, business and leisure facilities for the surrounding area and local residents."

Rok on a roll at Denton

Manchester-based ROK Developments has reached agreement to sell a quarter of its strategically-located Parkway industrial, retail and leisure park at Denton, with deals on further units expected shortly.

The deal, worth just under £1m, will see a major local occupier take possession of an 11,000 sq ft (3,352 sq m) site.

ROK bought the 2.3 acre-site from United Utilities and units will range in size from 2,900 sq ft (883 sq m) to 19,000 sq ft (5,791 sq m).

Parkway is well located in an established commercial area 4.5 miles east of Manchester City Centre, at junction 24 of the M60 orbital motorway and the M67, and just 20 minutes drive from Manchester Airport.

Jonathan Conway of ROK Developments, said: "I am delighted that we have secured the first occupier for this superbly located new development. Of the four remaining units, two are now at the final stages with solicitors and there has been a strong interest in the remainder."

Making a Splash in Stalybridge



The vision for the new residential development at Longlands Mill by Urban Splash was revealed earlier this year and shows the new apartments that will be created in two separate buildings.

Located adjacent to the Huddersfield Narrow Canal and the River Tame, the new development will have views across both and will contribute greatly to the regeneration of the town centre.

East Tame Business Park Launches with Success

East Tame Business Park industrial complex in Newton was officially launched earlier this year following a major refurbishment by landlords Northern Trust and the news that two new tenant companies had already moved in.

Business people from across Tameside were given the chance to view the development on Talbot Road which comprises industrial/warehouse units from 4,413 sq ft (410 sq m) to 286,247 sq ft (26,592 sq m). These can be split to meet occupiers' precise requirements.

Two major companies have already secured accommodation at the Park. McVeigh Installations, needed to accommodate the production of housing installation panels, a new line for the company. Also, local firm Total Refrigeration Ltd, part of multinational corporation Unilever, required smaller premises with a specific ratio of office/warehouse space.

Northern Trust MD Gerry Hamilton, said: "We are very confident about the future of East Tame Business Park. Interest even at this early stage has been considerable, and we are of course pleased to have secured tenants already."



Gerry Hamilton, Managing Director of Northern Trust Co. Ltd hands over the keys to new tenant Don McVeigh of McVeigh Installations, at the launch of the East Tame Business Park.

Progress at St Petersfield



First phase of St Petersfield is now complete

Commercial property agents from across Greater Manchester were given the chance to attend a special preview tour of Ask Developments' St Petersfield scheme this summer.

The £42m 400,000 sq ft (121,920 sq m) scheme has been developed by Ask in partnership with Tameside Council, the NorthWest Regional Development Agency and English Partnerships.

Since the completion of the first phase of the development and the start of work on the multi-million pound public realm project, St Petersfield has attracted a significant amount of interest.

Earlier this year, Ask announced that both Pennine Care NHS Trust and Tameside and Glossop Primary Care Trust would be relocating to the site.

Recently Ask Developments announced that it has sold the first phase (55,000 sq

ft/16,764 sq m) of the development to Prestigic Holdings for £9.3m.

John Hughes, Senior Development Executive at Ask Developments said: "We are making great progress on St Petersfield. We are delighted to working with Pennine Care NHS Trust and Tameside and Glossop PCT. This is further evidence of occupiers choosing a town centre location, and their associated benefits, ahead of out-of-town office parks."

The St Petersfield development will provide 280,000 sq ft (85,344 sq m) of high quality office space and retail and leisure amenity facilities totalling 400,000 sq ft (121,920 sq m).

Once complete, the scheme has the capacity to sustain almost 2,000 jobs and will have attracted private sector capital investment of over £42m.

Arcades Expands



Retail on the increase at Ashton

Plans for the £40m expansion of Ashton's Arcades shopping centre have been given the green light by Tameside Council.

The expansion programme will result in the doubling of the retail space with an additional 180,000 sq ft (54,864 sq m) being created. Plans also include the first major department store for Ashton and proposals for a new transport interchange.

The scheme is the result of a close working partnership between the owners, joint venture company, Apollo Ashton LP, Tameside Council and the Greater Manchester Passenger Transport Executive (GMPTE).

The expansion will complement St Petersfield, the proposed new Market Hall and IKEA. It is anticipated that the new centre will be open in autumn 2009.

DENTON BENEFITS FROM ENVIRONMENTAL WORKS



Street landscape improvements in Denton

New paving and environmental improvements totalling more than £500,000 are now well under way in Denton.

The street landscaping scheme which includes the introduction of new coloured paving blocks on footways, new kerbs and new heritage-style street lighting was prompted by the Crown Point North Development and jointly funded by Reeb Developments.

Similar works are under way along Ashworth Street alongside the development of the Lidl Supermarket on Manchester Road, which is set to open its 1,761 sq m store, two weeks before Christmas.

Consultation is now under way for proposed similar improvements to the Denton Market Square area.

Lifestyle Magazine Promotes Ashton

Ashton Regeneration has produced its third lifestyle magazine with Lancashire Life to promote the area's many lifestyle attractions.

Published in the October Lancashire Life edition, Ashton Life provides a wealth of information on where to live, where to relax and outlines the many shopping

Retail Event to Highlight Ashton's Potential

A special preview event of IKEA's new Ashton store is set to take place later this month.

Retail and Leisure agents have been invited to the event to hear why IKEA chose Ashton, find out what plans Tameside has to further enhance retail in Ashton and assess the emerging opportunities in Ashton's Town Centre Strategy.

For further information contact: Maureen Chilvers on 0161 941 2042.

Seminar Planned to Help Shape Tameside's Future Investment Vision

Local businesses, developers, agents and key decision makers from across the North West will soon be asked to share their views on Tameside's success as an investment location.

Participants will take part in a seminar in late November aimed at understanding the area's strengths and weaknesses in order that it can continue to seek ways to attract major investment to the area.

Over 80 participants are expected to attend the event and, once complete, the findings will be used to direct Tameside's on-going marketing and investment campaign.

For your invitation contact Maureen Chilvers at Meredith Thomas PR on 0161 941 2042 or email sue.hobbiss@tameside.gov.uk

Festival adds Flavour

Foodies from across the region were given the chance to sample the many and varied culinary delights available during Tameside's 2006 Food and Drink Festival.

The festival of fabulous food took place recently and included a huge range of events to whet visitors' appetites.

Key themes this year included the promotion of healthy eating and lifestyles as well as the importance of buying locally and encouraging further skills and training in the hospitality industry.

Events took place at variety of eateries and the festival culminated with its popular awards ceremony.

To find out more visit, www.tameside.gov.uk

Shopping Centre Acquisition in Hyde

Hyde's Clarendon Shopping Centre was acquired earlier this year by Anel Mussarat's company Classic Homes. Purchase of the 155,000 sq ft (47, 244 sq m) site is an extension to Classic Homes' commercial property investment and development portfolio.

For additional information about Tameside, please contact the Economic Development Unit who will be happy to provide help, information and advice.

Telephone: 0161 342 2865 or email: sue.hobbiss@tameside.gov.uk