



PRESS RELEASE: Monday August 4, 2008

55 PRINCESS STREET ANNOUNCES NEW TENANT

Glasgow based owner of 55 Princess Street, LNC Developments Manchester Limited, has agreed a 10 year lease with Fentons LLP for 16,021 sq ft (1,488 sq m) at the Grade A office building in Manchester city centre at an undisclosed rental value. Fentons have instructed fit-out contractors, Opus 4, and are expected to take occupation later this year.

Fentons joins existing clients Atis Real in the building leaving only 26,073 sq ft of office space available for future occupation.

Chris Lloyd, Associate Director, DTZ Office Agency commented, "This significant let is the largest deal in the Manchester's prime core this year and despite the economic uncertainty it demonstrates that there is always a market for good quality product."

Kieran Maguire, Managing Partner at Fentons commented, "55 Princess Street provides us with the necessary high quality accommodation within the city centre and will be a catalyst in the expansion and growth of the business in the future".

David Thwaites, Associate Director, of Lambert Smith Hampton who acted for Fentons commented, "The building represented the ideal choice for Fentons due to its location and profile within the core, efficient floor plates and excellent natural light".

DTZ acted on behalf of LNC Properties who are joint lettings agents alongside King Sturge. Lambert Smith Hampton acted on behalf of Fentons LLP.

Ends

Notes to Editors

About 55 Princess Street (Aurora)

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55 Princess Street was developed jointly with CTP Limited and offers floors from 6,202 sq ft (576 sq m) to 9,030 sq ft (839 sq m) with 21 basement car parking spaces. The seven storey building was designed by award winning architects Hodder Associates and sensitively incorporates a listed facade at the rear of the building and was finished to a very high quality with all floors designed with regular shaped floors, all of which benefit from natural light and are capable of efficient and cost effective occupation. The building benefits from four pipe fan coil air conditioning, full access raised floors, metal suspended ceilings with LG3 lighting, 2.7 metre floor to ceiling height, male, female and disabled toilets to each floor, double height feature entrance reception, CCTV monitoring, two 13 person passenger lifts, goods lift and secure basement car and cycle parking. 55 Princess Street occupies a prominent position in Manchester's 'prime core'. With its main entrance on Princess Street mid-way between Albert Square and St Peter's Square, the building is right at the heart of city life and within a short walk are many stylish bars and restaurants, some of the north's top theatres and hotels, a Metrolink station and arguably the finest shopping outside London.

About LNC Developments Manchester Limited

The LNC Property Group is a Glasgow based investor and in addition to 55 Princess Street in the North West also owns The Galaxy manufacturing and warehouse unit at Knowsley Industrial Park as part of its national portfolio.

About Fentons Solicitors

Fentons Solicitors is one of the country's leading claimant personal injury solicitors recovering tens of millions of pounds worth of compensation for accident victims every year.

Fentons Solicitors has built its reputation by ensuring that personal injury claimants can have access to justice with peace of mind knowing that they will not be out of pocket whether they win or lose and has a strong customer focus.

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