

port  
folio



## Foreword

I am delighted to present our 25th anniversary portfolio brochure.

Established over 25 years ago, Group First is a family business focused on recycling capital into long-term sustainable property investments.

Our investments are now concentrated within four main areas; Self Storage, Business Centres, Airport Car Parking and Residential developments.

Our vision to deliver growth throughout our businesses is fuelled by our purpose to deliver excellence in all we do; for our customers, our employees and the communities in which we operate.

Our purpose is underpinned by our values – professionalism, service excellence, customer focus, loyalty and passion. These embedded values (as identified by our employees as to what it means to be part of Group First) will enable us to adapt, innovate and develop over the next 25 years.

I hope this brochure will give you some of the sense of excitement and ambition that we feel.

A handwritten signature in black ink, appearing to read 'Toby Whittaker'.

Toby Whittaker  
Managing Director

RESIDENTIAL  
FIRST™



BUSINESS FIRST  
YOUR SPACE TO WORK

storefirst.com™  
self storage

parkfirst®

NORTHLIGHT  
ESTATES

supashed



Groupfirst.com

Introduction

Group First has been carving a niche in the property market since our first development ‘Lincoln Gate’ launched in the year 2000.

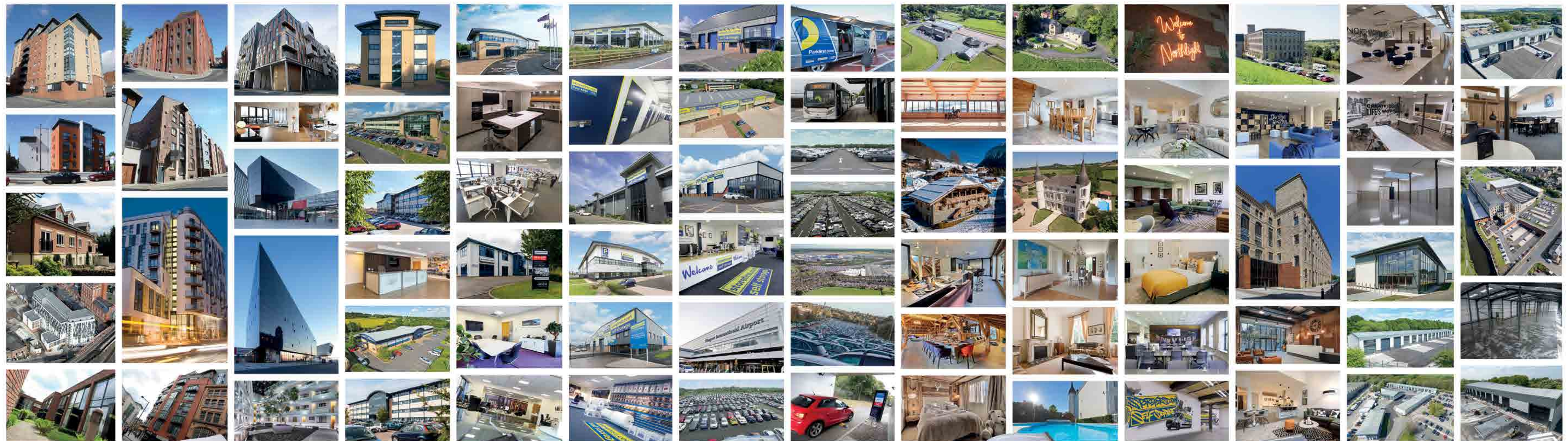
Today the group has four main brands we operate under; Storefirst.com, Businessfirst.com, Parkfirst.com and Residentialfirst.com.

Alongside our core brands, we are also very proud of some of our larger independent developments such as Mann Island in Liverpool and Northlight Estates in Pendle. These projects in particular, demonstrated to us just how inspiring and transformational our developments can be for the local community. We will learn from, and build on this experience.

Our strategic aim is to grow value over many decades by investing capital back into future property developments within our current four main areas of business. In doing so, we hope to positively transform the experiences of our customers, our employees and communities.

We hope you enjoy our 25th anniversary portfolio.





2000

2005

2010

2015

2020

2025





**Residentialfirst.com**

### **Where it all began**

Since its inception, Residential First has been instrumental in driving significant developments across Northwest England.

Our vision propels us towards new and exciting projects in diverse geographic locations, creating fresh and luxurious settings for urban living.

One of our proudest achievements is the award-winning Mann Island Development in Liverpool. Situated next to the iconic Royal Liver Building and the Port of Liverpool Building in the city's UNESCO World Heritage Maritime Mercantile City, Mann Island stands as Liverpool's most prestigious address.

**RESIDENTIAL  
FIRST**™

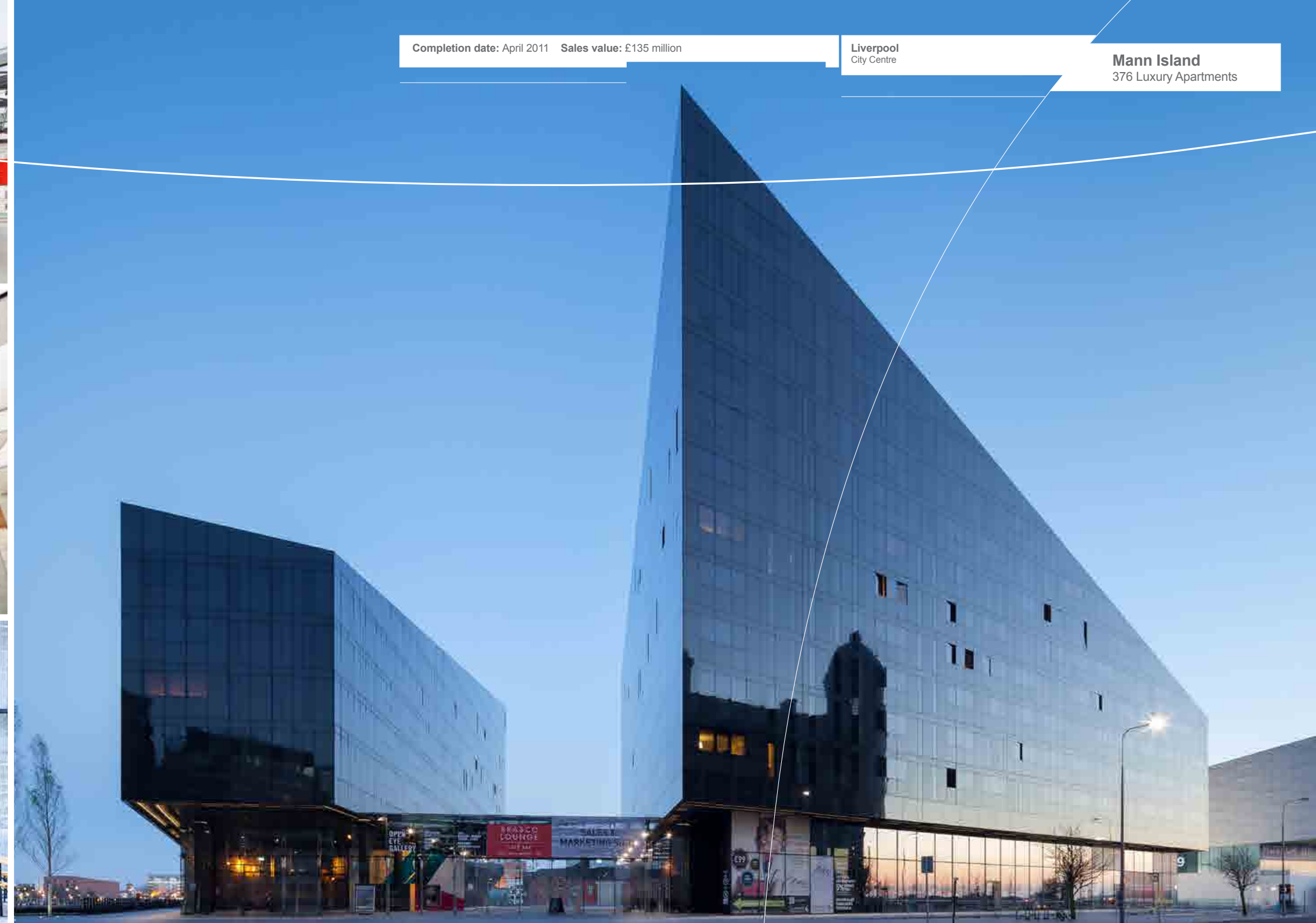




Completion date: April 2011 Sales value: £135 million

Liverpool  
City Centre

Mann Island  
376 Luxury Apartments

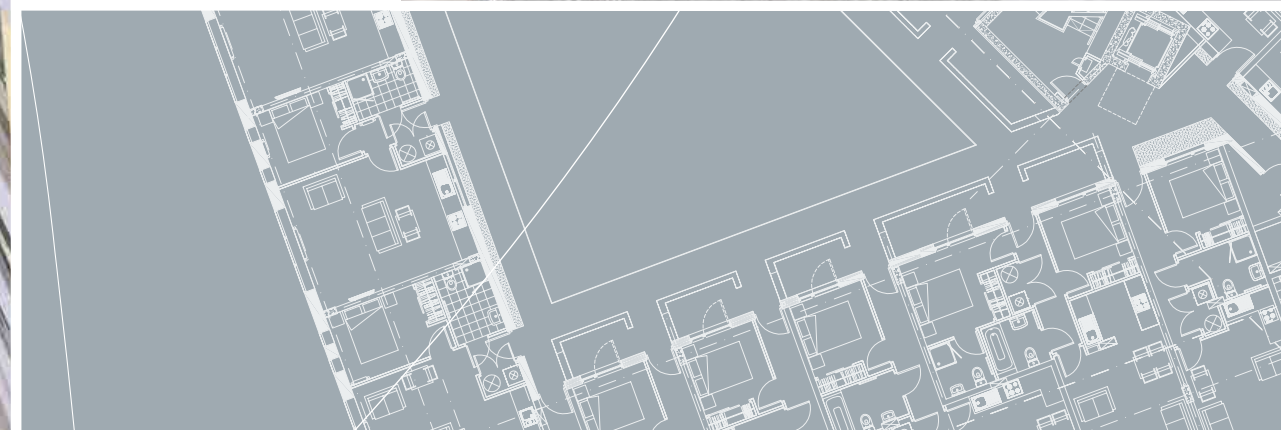
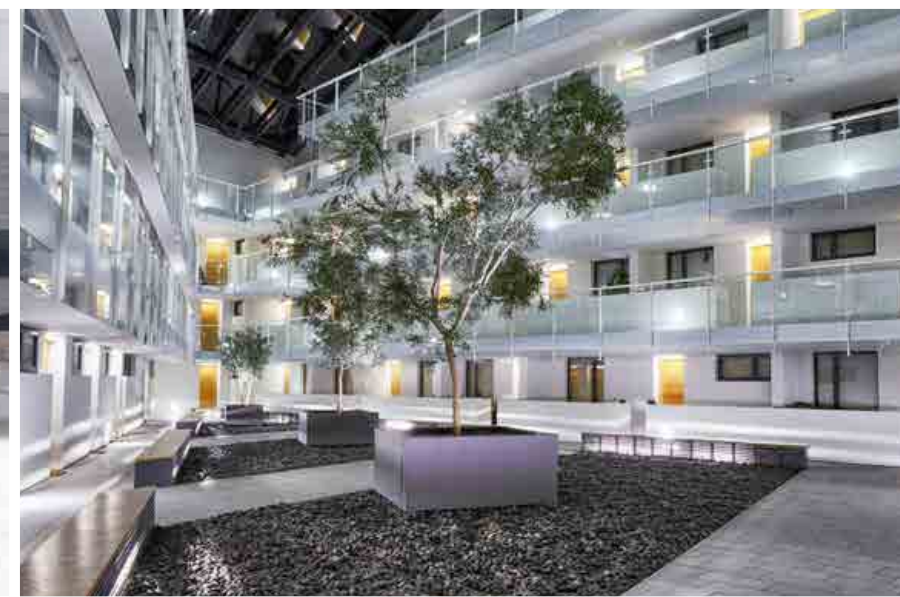




Completion date: April 2011 Sales value: £135 million

Liverpool  
City Centre

Mann Island  
376 Luxury Apartments



Residential





Completion date: April 2002 Sales value: £6.5 million

Manchester  
City Centre

The Works  
30 Apartments





Completion date: March 2002 Sales value: £3.1 million

Manchester  
Bamford Village

Glen Morag Gardens  
14 Houses





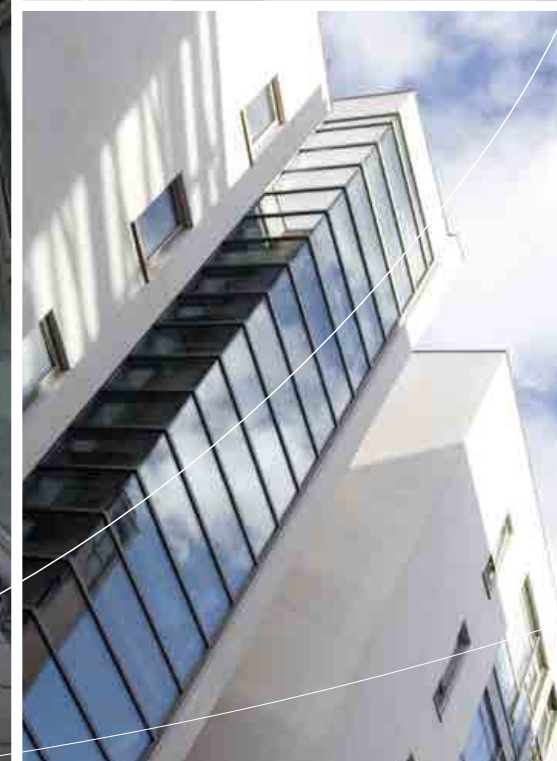
Completion date: March 2006   Sales value: £26 million

Manchester  
City Centre

**Quebec Building**  
160 Apartments







Completion date: November 2005 Sales value: £12.5 million

Manchester  
City Centre

Ludgate Hill  
77 Apartments

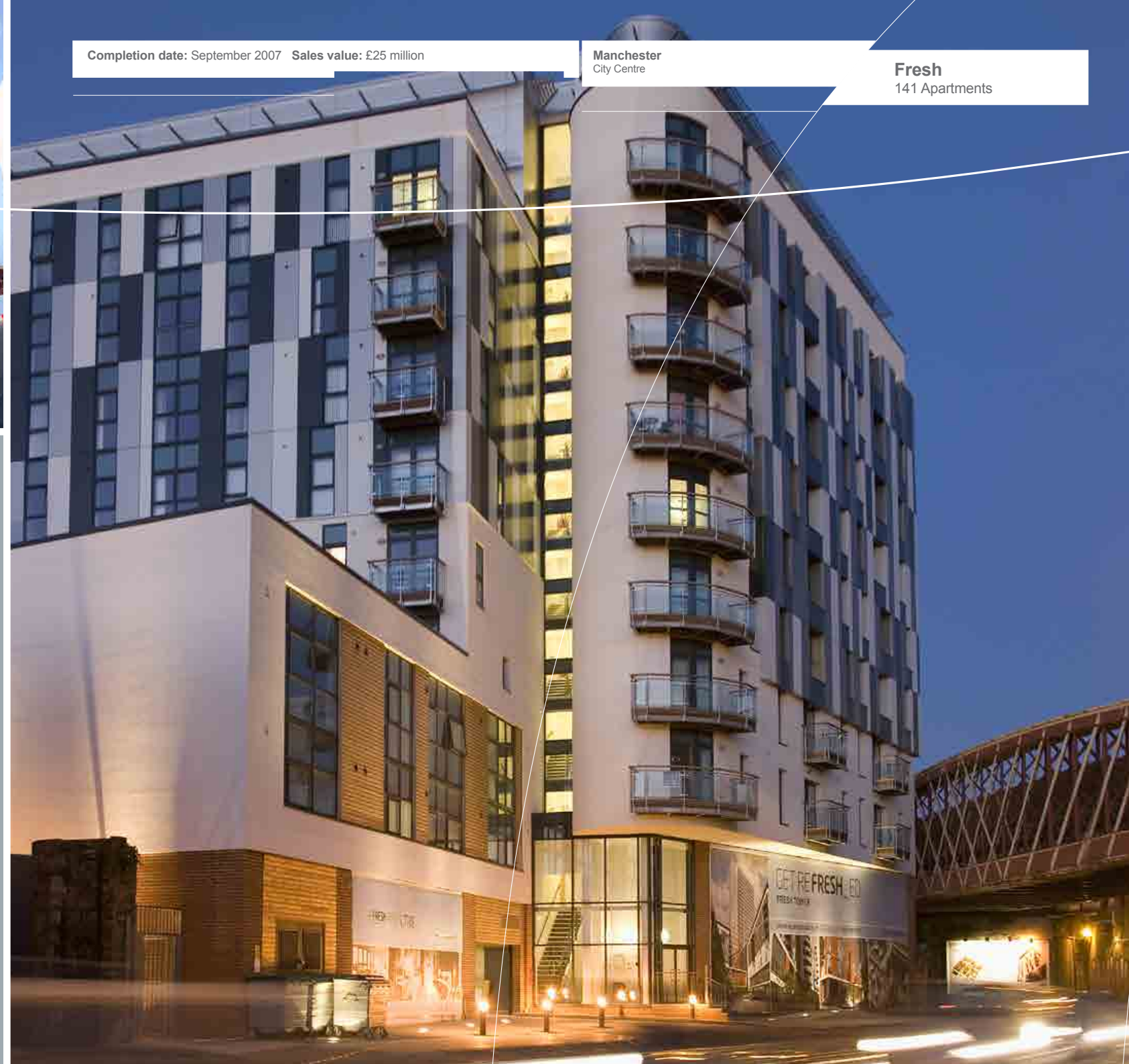




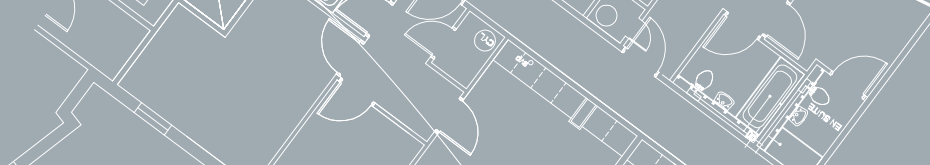
Completion date: September 2007 Sales value: £25 million

Manchester  
City Centre

**Fresh**  
141 Apartments







Completion date: December 2007 Sales value: £15 million

Manchester  
City Centre

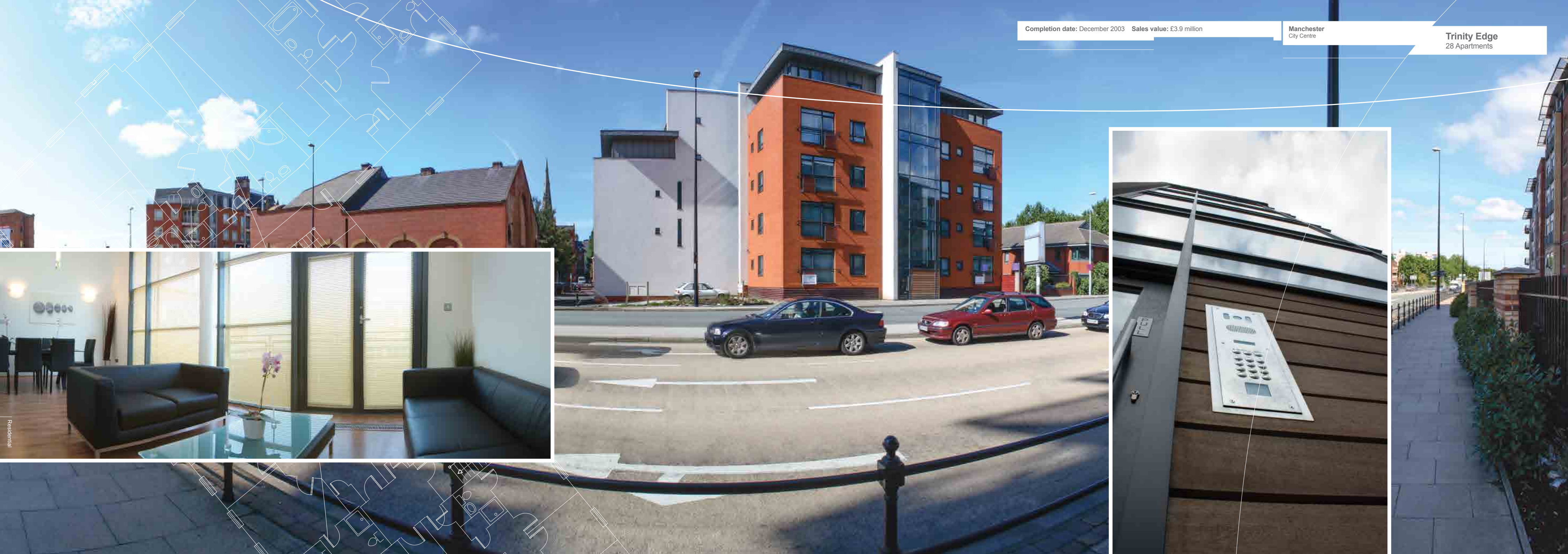
**Skyline Chambers**  
107 Apartments



Completion date: December 2003   Sales value: £3.9 million

Manchester  
City Centre

**Trinity Edge**  
28 Apartments



Residential



Completion date: 2021 Sales value: £4 million

Residential First  
France

**Chalet Soprano**  
Montriond, France







Completion date: 2020 Sales value: £2 million

Residential First  
France

The Chateau  
Le Temple-Sur-Lot, France







Completion date: 2018 Sales value: £1.5 million

Residential First  
Burnley

Fieldings Farm  
Ribble Valley, Burnley





Residential First have completed over 100 residential developments

Sales Value:  
in excess of £500 million

Gallery

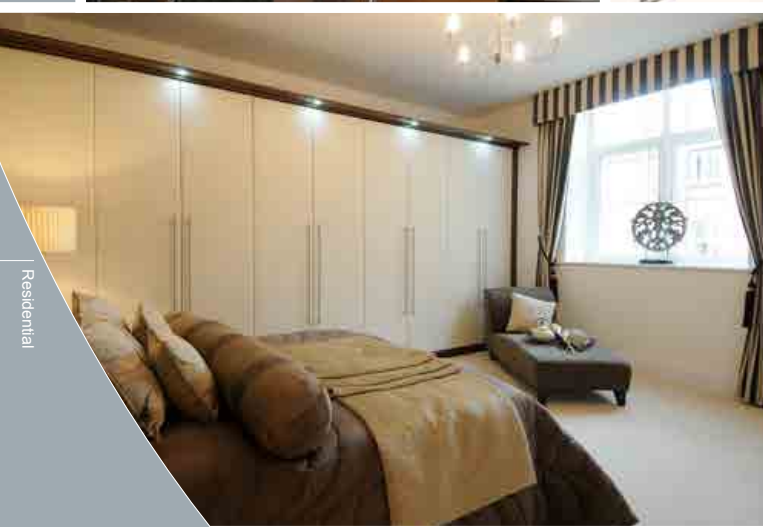




Residential First have completed over 100 residential developments

Sales Value:  
in excess of £500 million

Gallery







**Businessfirst.com**

### **Spaces designed for success**

Business First centres provide stylish, motivational spaces designed to enhance productivity and innovation. Our centres are equipped with the latest technology and designer facilities, making a bold impression from the moment clients and visitors step into our gleaming, serviced reception areas.

Conveniently located for both start-ups and established companies, all our centres offer excellent road and rail access, ample parking, and state-of-the-art security. Tenants benefit from breakout areas, fully equipped boardrooms, modern kitchens, bathrooms, and tea and coffee facilities, with lift access to every level.

Our experienced centre managers are dedicated to handling all the details, allowing tenants to focus solely on growing their businesses.

**BUSINESS FIRST**

YOUR SPACE TO WORK





Completion date: September 2013 Sales value: £5 million

Padiham  
Lancashire

Group First House  
Business Centre





Completion date: November 2008 Sales value: £4 million

Blackburn  
Lancashire

Blackburn  
Business Centre







Completion date: May 2010 Sales value: £9.9 million

Burnley  
Lancashire

**Burnley**  
Business Centre

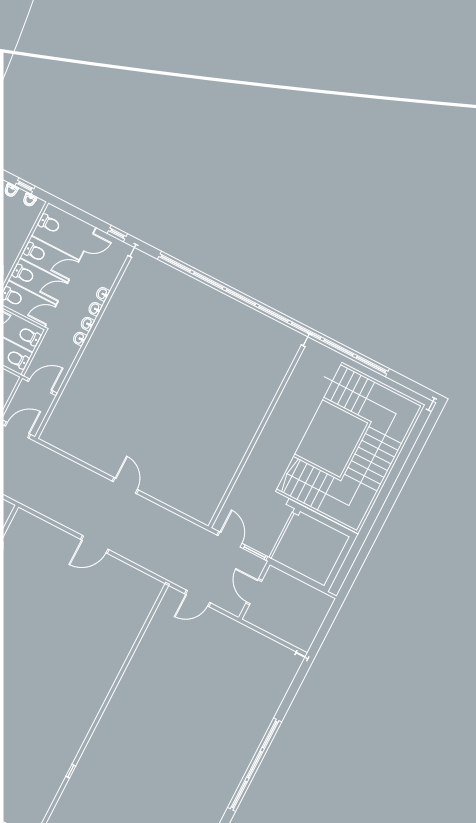




Completion date: January 2010   Sales value: £4 million

Blackpool  
Lancashire

Blackpool Airport  
Business Centre







Completion date: November 2001 Sales value: £3.9 million

Padiham  
Lancashire

Padiham  
Business Centre



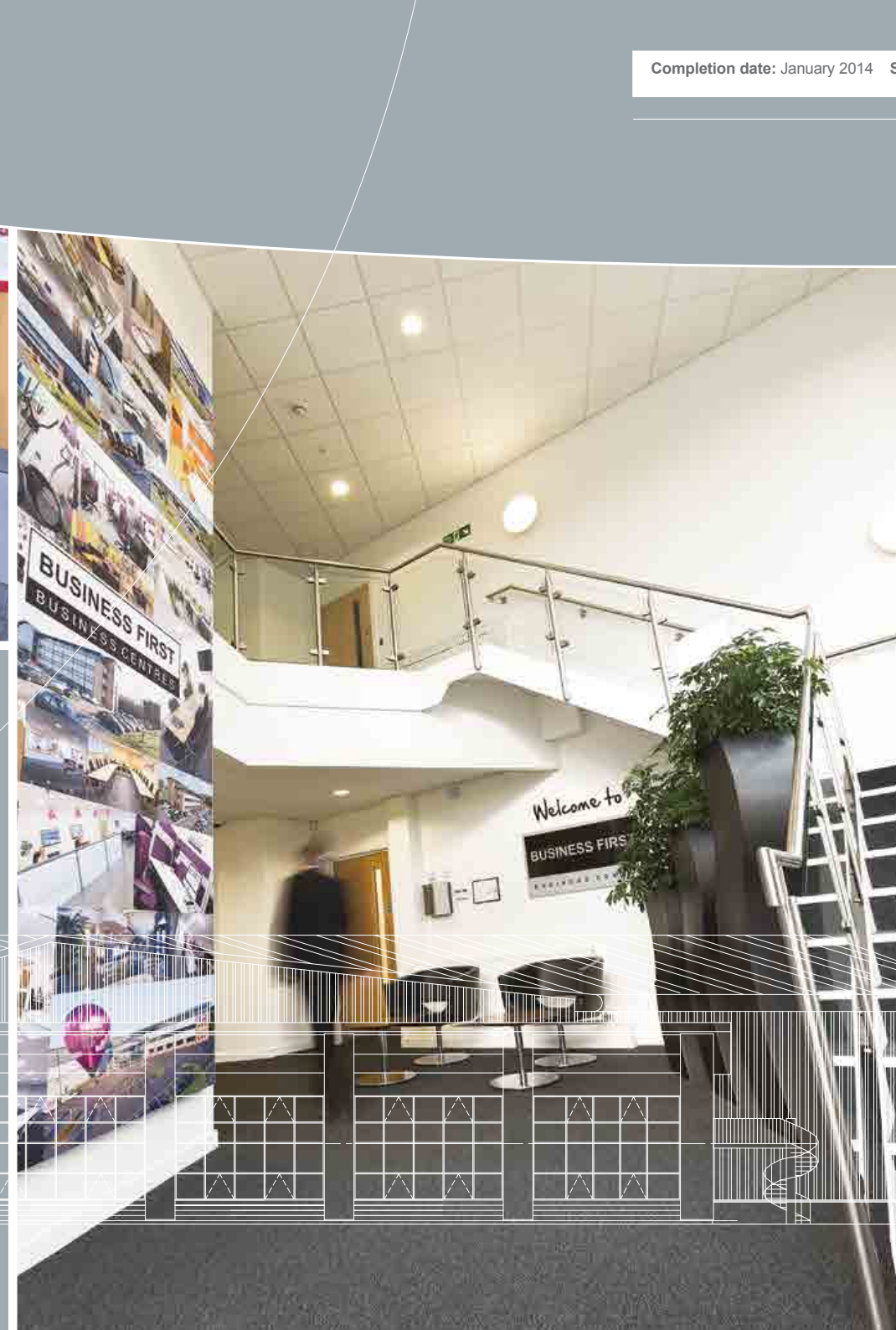
Completion date: February 2010 Sales value: £20 million

Liverpool  
Merseyside

Liverpool Airport  
Business Centre







Completion date: January 2014 Sales value: £10.7 million

Business First  
Preston

Preston  
Business Centre



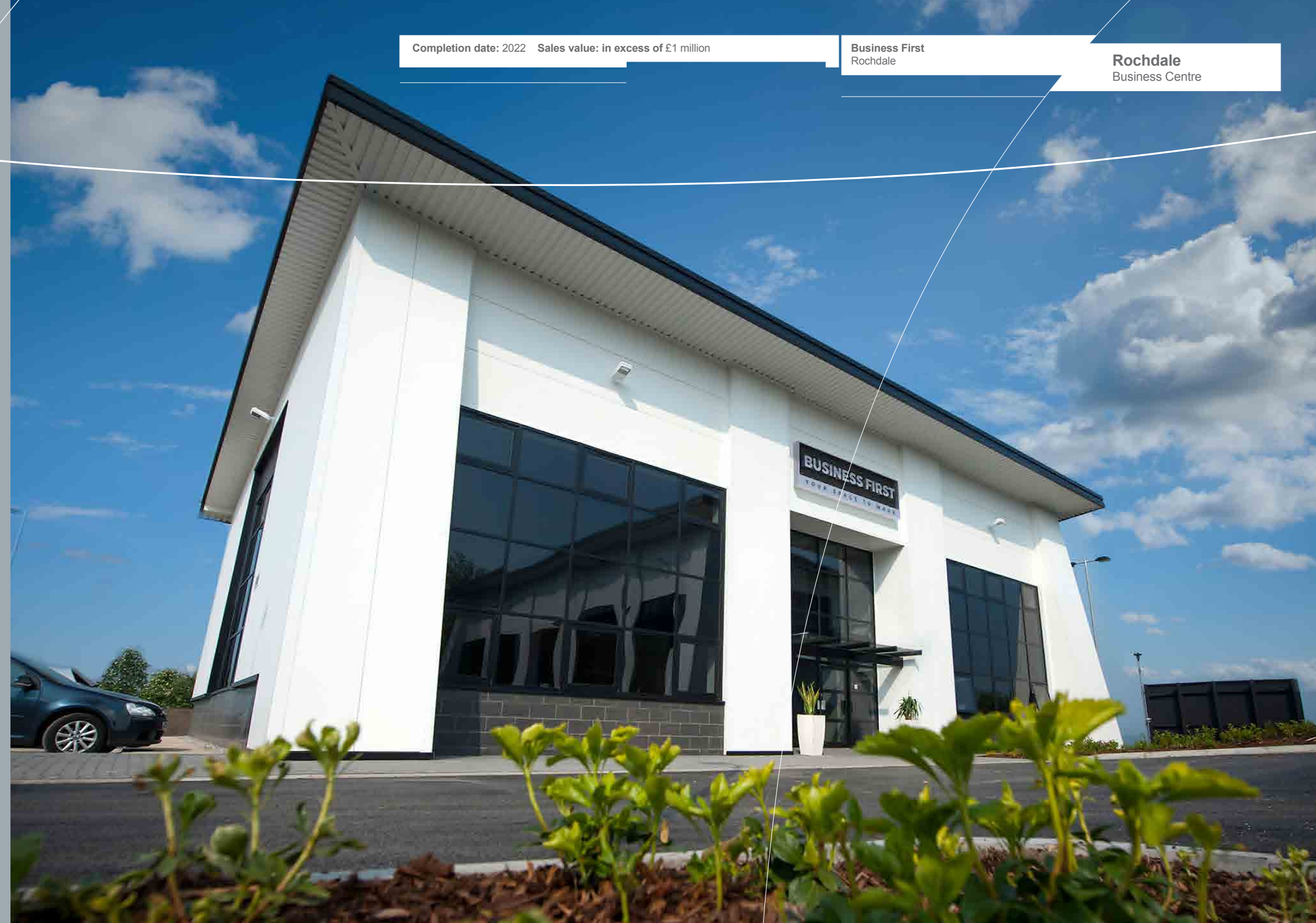




Completion date: 2022 Sales value: in excess of £1 million

Business First  
Rochdale

Rochdale  
Business Centre





ACE Centre  
Business Centre

Business First  
Nelson

Completion date: 2022 Sales value: £3.5 million



Completion date: 2022 Sales value: £4 million

Business First  
Blackburn

Blackburn Gateway  
Blackburn Business Centre









Business First have completed over 1000 office suites

Sales Value:  
in excess of £350 million

Gallery





Business First have completed over 1000 office suites

Sales Value:  
in excess of £350 million

Gallery







Storefirst.com

## A leading force in UK Self Storage

Store First, the UK's premier national self storage provider, is committed to serving both domestic and commercial clients. With a growing presence across the country, we offer a range of value-added services, including free pickup, complimentary Wi-Fi, and access to on-site kitchens, bathrooms, breakout areas, and boardroom facilities. We value your business and strive to provide the best storage solutions for your needs.

With over 2 million square feet of operational storage and office space, Store First has become the largest privately owned self storage company in the UK.

Our incredible growth and success over the last 15 years is a testament to our reliability and commitment to our clients. We continue to go from strength to strength, ensuring that we can always meet your storage needs.

storefirst.com<sup>TM</sup>  
self storage





Completion date: May 2011 - July 2011 Sales value: £12 million

Burnley  
Lancashire

Burnley  
Store First Centre





Completion date: March 2011 Sales value: £20 million

Blackburn  
Lancashire

Blackburn  
Store First Centre







Completion date: July 2012 Sales value: £12 million

Dearne Valley  
Barnsley

Barnsley  
Store First Centre



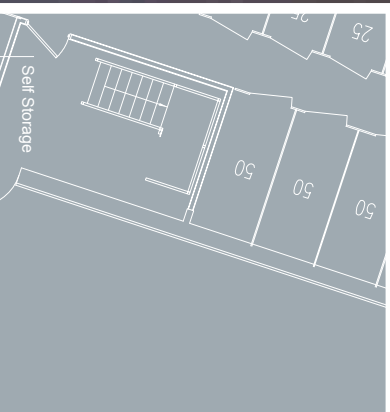
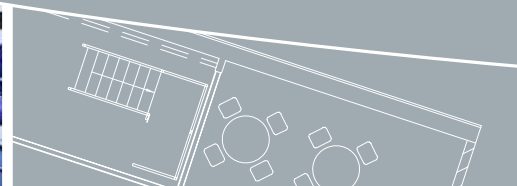


## Our Facilities

- Safe & Secure
- 24/7 Access
- 24Hr Digital CCTV
- Insurance Cover
- Packaging Facilities
- FREE Pickup
- FREE Home Visit
- FREE Wi-Fi
- FREE Workstations
- FREE Fully Equipped Boardrooms
- FREE Conference Rooms
- FREE VIP Areas
- FREE Breakout Areas
- FREE Kitchen Facilities
- FREE PO Box Address
- FREE On Site Parking
- FREE Delivery Acceptance
- FREE Fork Lift Facility







Completion date: November 2011 Sales value: £10 million

Crown Business Park  
Rochdale

Rochdale  
Store First Centre







Completion date: January 2012 Sales value: £10 million

Liverpool Estuary  
Liverpool

Liverpool  
Store First Centre



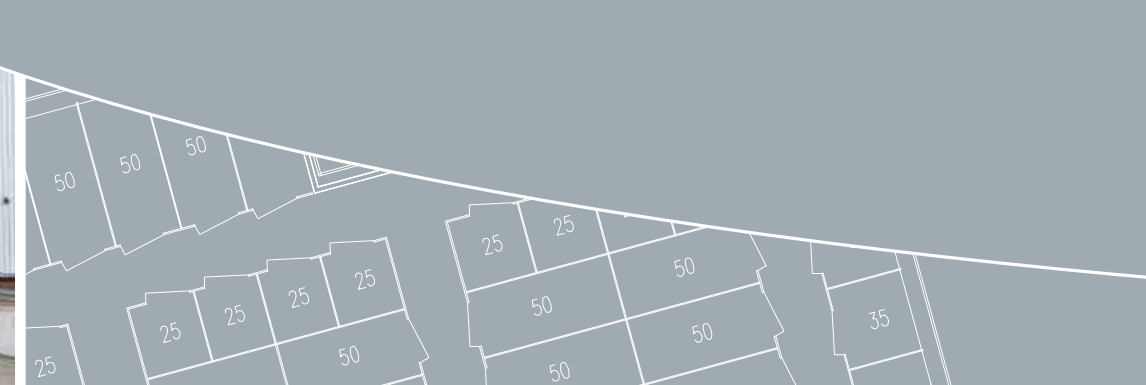


Completion date: January 2013 Sales value: £10 million

Freeway Park  
Wakefield

Wakefield  
Store First Centre





Completion date: February 2013 Sales value: £15 million

Quantum Business Park  
Leeds

Leeds  
Store First Centre



Self Storage





Completion date: March 2013 Sales value: £25 million

Linwood Point  
Paisley

Glasgow  
Store First Centre







Completion date: September 2014 Sales value: £11 million

Millennium City Park  
Preston

Preston  
Store First Centre





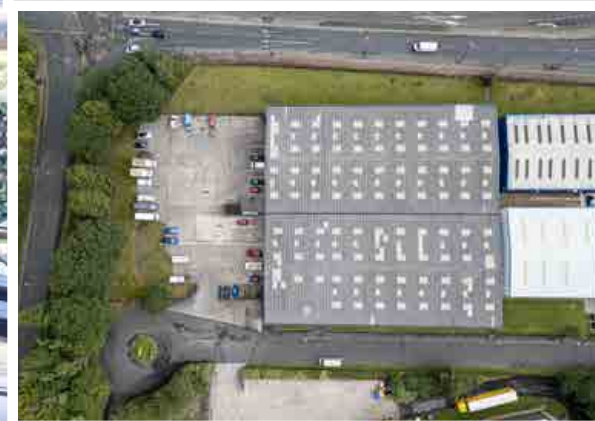
**Completion date:** November 2013 **Sales value:** £5 million

### Pride Park Derby

**Derby**  
Store First Centre







Completion date: January 2014 Sales value: £15 million

Trafford Park  
Manchester

Manchester  
Store First Centre







**Parkfirst.com**

## Premium airport parking

As passenger numbers continue to rise at the UK's busiest airports, the demand for long-stay airport parking is increasing. Park First is the top choice for off-airport parking across the UK, providing over 20,000 secure parking spaces at major airports such as London Gatwick, London Luton, and Glasgow International. With a combination of high-quality service and advanced security measures, Park First ensures the safety of your vehicle while you are away. The company offers premium service, state-of-the-art security with Automatic Number Plate Recognition (ANPR), convenient shuttle bus services, easy online booking, and comfortable waiting areas.

Park First is constantly expanding its services and solidifying its position in the industry through partnerships with trusted providers.

Where your journey begins.







Completion date: May 2013 - June 2015 Sales value: £174 million

Glasgow  
Scotland

Glasgow Airport  
Car Parks





Completion date: May 2013 - June 2015 Sales value: £174 million

Glasgow  
Scotland

Glasgow Airport  
Car Parks





Completion date: May 2013 - June 2015 Sales value: £174 million

Glasgow  
Scotland

Glasgow Airport  
Car Parks



Airport Car Parks





Completion date: August 2015 - February 2016 Sales value: £39 million

Help Me Park Gatwick  
London

London Gatwick  
Car Parks







Completion date: August 2015 - February 2016

Sales value: £39 million

Help Me Park Gatwick  
London

London Gatwick  
Car Parks

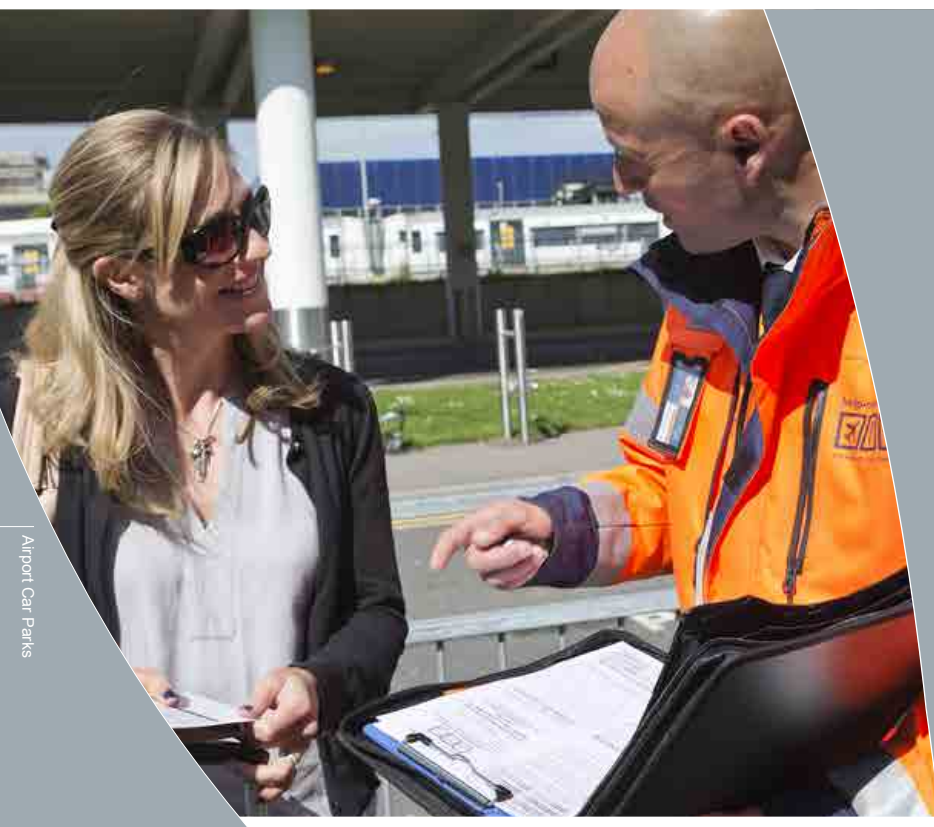




Completion date: August 2015 - February 2016 Sales value: £77 million

Gatwick  
London

London Gatwick  
Car Parks



Our London Gatwick car parking sites are in close proximity to the airport.



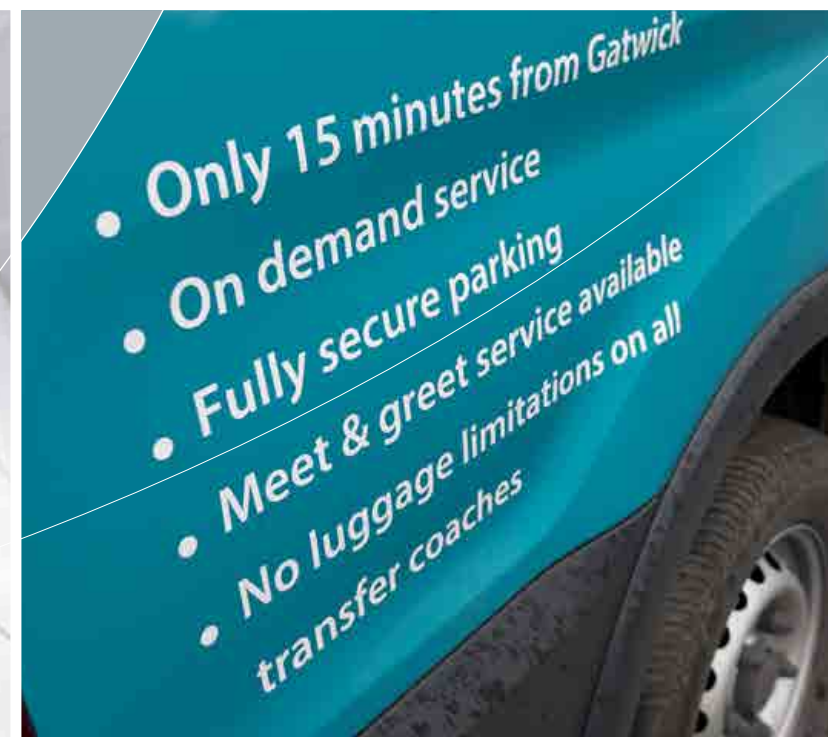
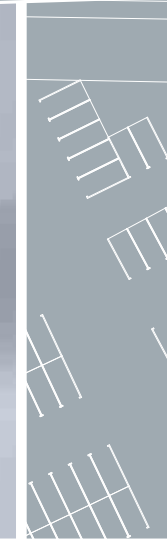




Completion date: February 2016 Sales value: £38 million

Cophall Parking Gatwick  
London

London Gatwick  
Car Parks

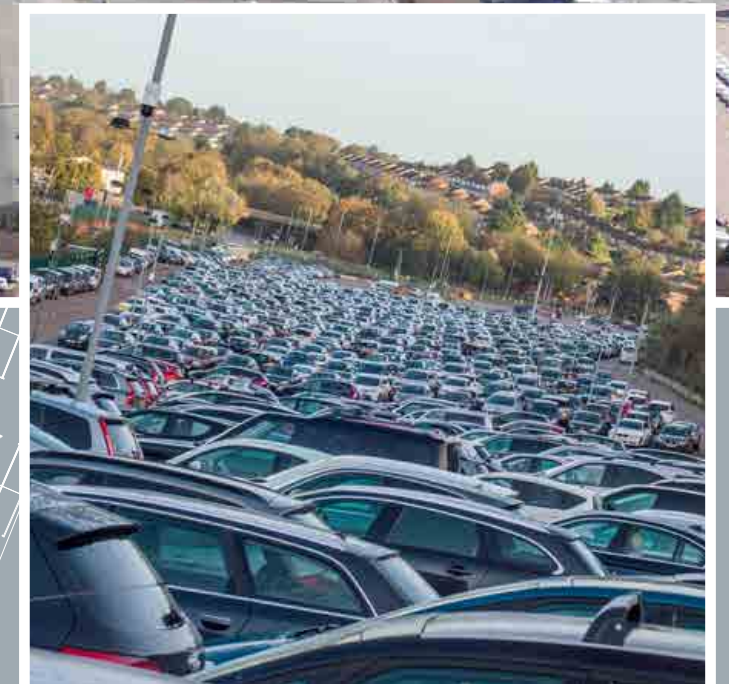
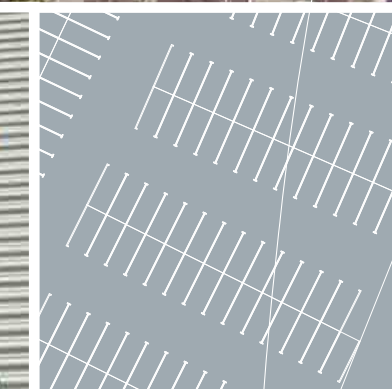




Completion date: February 2016 Sales value: £38 million

Luton Parking  
London

Luton  
Car Parks







[Northlightestates.com](http://Northlightestates.com)

## A landmark development reimagined

Set on a stunning seven-acre site with panoramic views of Pendle Hill, Northlight blends heritage and modern design through its sympathetic restoration and quality landscaping. This vast Grade II listed complex has been revitalised, offering both residential and commercial opportunities.

Northlight Estates features 85 high-spec two-bedroom apartments alongside premier office and industrial spaces. With 100,000 Sq/Ft of office space, 75,000 Sq/Ft of industrial workspace, and 50,000 Sq/Ft of self storage space, it's the perfect environment for businesses of all types and sizes.

Please call into our Black Sheep coffee shop at Northlight Estates and demand a free drink upon the presentation of this brochure!

  
**NORTHLIGHT**  
ESTATES

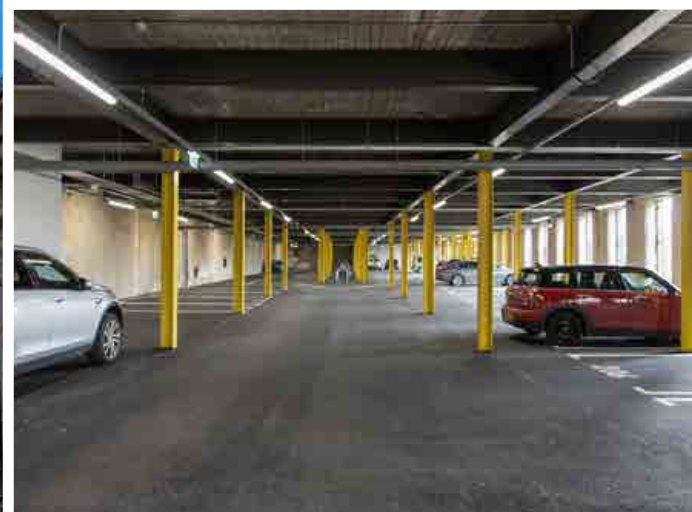




Completion date: 2023 Sales value: £33 million

Residential First  
Nelson

**Northlight**  
Brierfield, Nelson

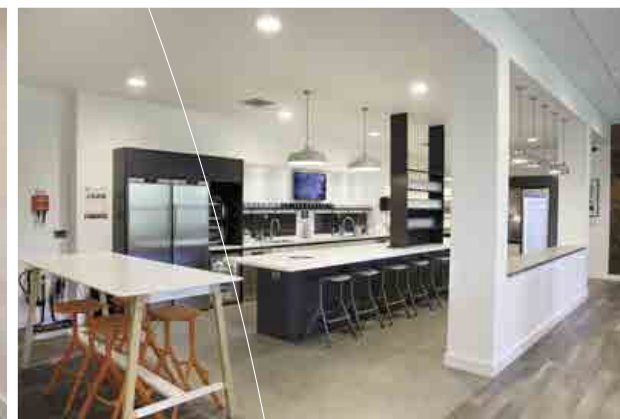




Completion date: January 2023   Sales value: £33 million

Business First  
Nelson

**Northlight**  
Brierfield, Nelson

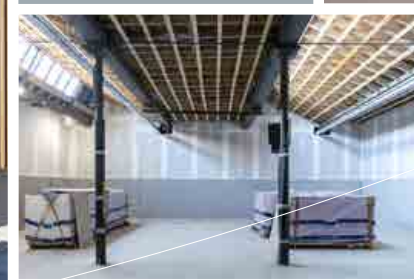
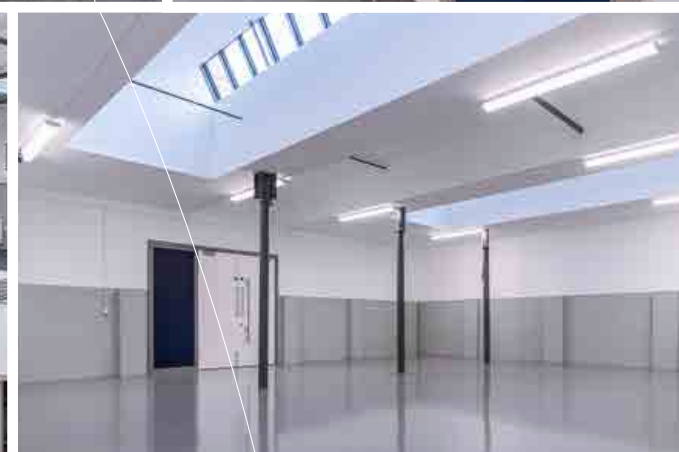




Completion date: February 2024   Sales value: £33 million

Business First  
Nelson

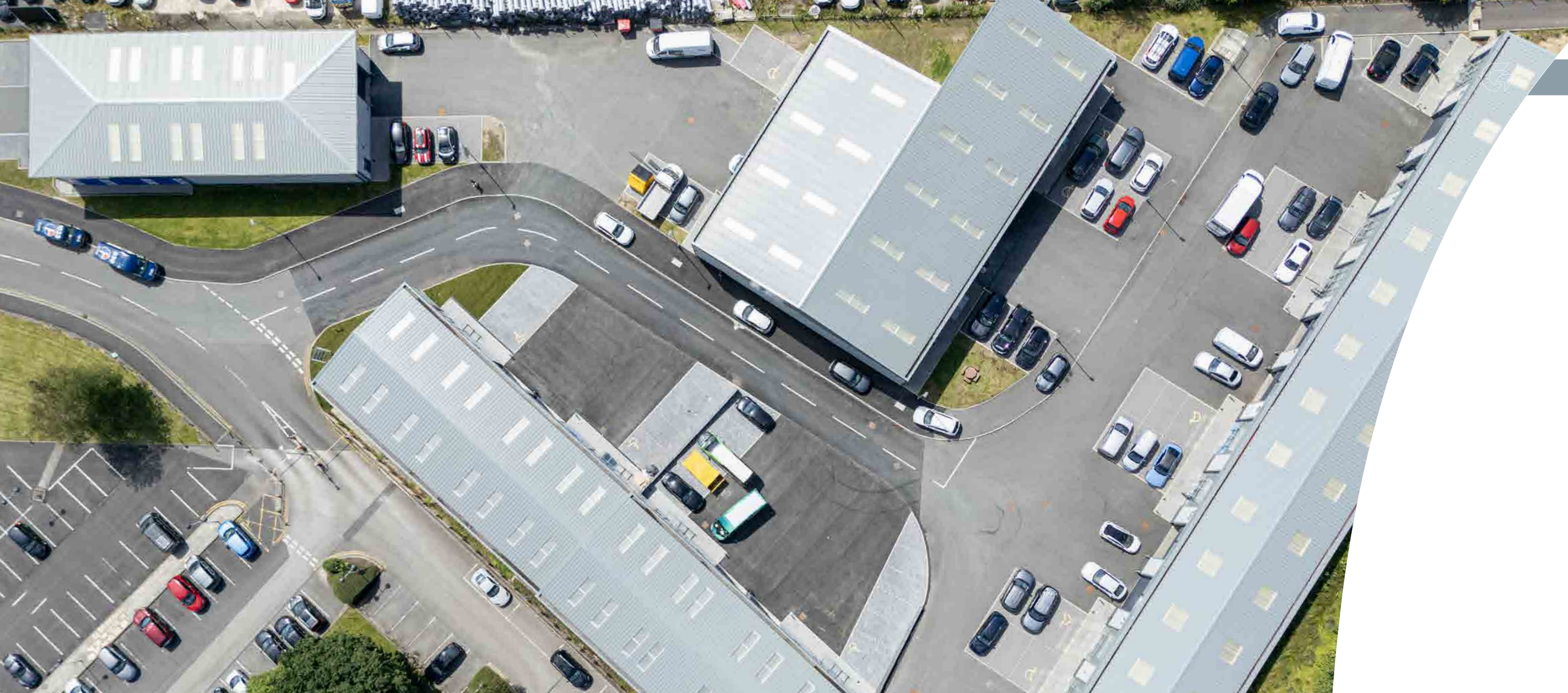
**Northlight Industries**  
Brierfield, Nelson











**Supashed.com**

## **The backbone of modern business**

Our industrial units play a pivotal role in today's business landscape, offering essential space and infrastructure for businesses of all sizes. Equipped with modern facilities, these units provide the perfect environment to support a range of industrial activities.

A major advantage of our units is their strategic location, many are positioned near key transport hubs, ensuring seamless connectivity. Designed with modern aesthetics and operational efficiency in mind, these units also offer flexible, adaptable spaces that can evolve with your business, providing scalable solutions for growth.

We currently have 12 new industrial estates in development across the UK and we are constantly looking for new sites, please get in touch if you have some well-located commercial land for sale!

**supashed**



Completion date: Various   Sales value: £4 million

Simonstone Business Park  
Ribble Valley

Industrial  
Simonstone





Industrial  
Burnley

Enterprise Way  
Burnley

Completion date: Coming soon   Sales value: £3.5 million



Completion date: Coming soon   Sales value: £5 million

Ashroyd Business Park  
Barnsley

Industrial  
Barnsley





**Industrial**  
Rochdale

**Crown Business Park**  
Rochdale

**Completion date:** June 2026   **Sales value:** £3 million



**Completion date:** September 2025   **Sales value:** £2.5 million

**Stanley Mill Road**  
Ellesmere Port

**Industrial**  
Ellesmere Port

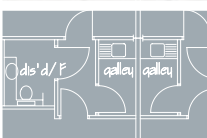




Completion date: August 2024   Sales value: £3 million

Millennium City Park  
Preston

Industrial  
Preston



Industrial



**Industrial**  
Glasgow

**Linwood Industrial Estate**  
Glasgow

**Completion date:** Coming soon **Sales value:** £2 million



**Completion date:** Coming soon **Sales value:** £2 million

**Rushden Business Park**  
Rushden

**Industrial**  
Rushden





Completion date: July 2014 Sales value: £7 million

White Hill Stud  
Ribble Valley

Equestrian  
Ribble Valley

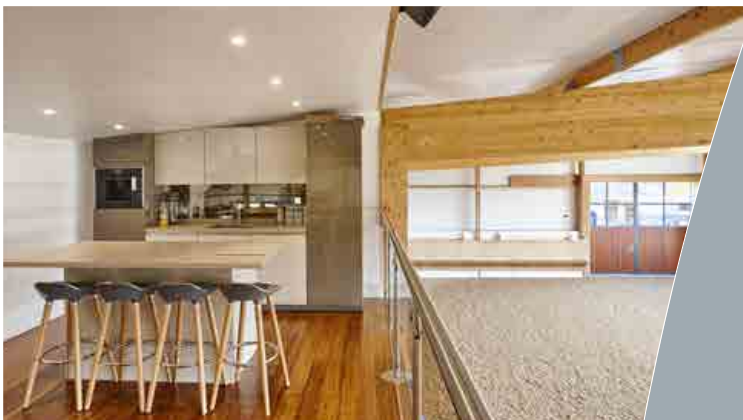




Completion date: July 2014 Sales value: £7 million

White Hill Stud  
Ribble Valley

Equestrian  
Ribble Valley







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[info@groupfirst.com](mailto:info@groupfirst.com)

**Disclaimer:** The information provided in this portfolio is for general informational purposes only and may be subject to change. For the most current details, including full terms, conditions, and specifications, please visit our website at [www.groupfirst.com](http://www.groupfirst.com).





[Groupfirst.com](https://Groupfirst.com)

[Residentialfirst.com](https://Residentialfirst.com)

[Businessfirst.com](https://Businessfirst.com)

[Storefirst.com](https://Storefirst.com)

[Parkfirst.com](https://Parkfirst.com)