

26th January 2009

Atlas Ward builds the largest pre-let in South East

Atlas Ward is currently working on the largest pre-let distribution warehouse in the South East. The project was awarded to them by main contractors Fitzpatrick on behalf of Standard Life Investment Funds Limited and global provider of sustainable logistics space, Gazeley.

The new warehouse and distribution complex, based at G. Park Sittingbourne, located close to the M2 in Kent, will be used by leading retailer Morrisons to service and supply its South East stores.

Atlas Ward is responsible for the design, fabrication and erection of in excess of 2700 tonnes of structural steelwork for this project, which consists of 2 separate buildings, in total measuring 920,000 sq ft.

G. Park Sittingbourne is part of a Joint Venture between Gazeley and Standard Life Investment Funds Limited. The two companies have already secured outline planning permission for 1.8 million sq ft of warehouse and distribution space at the site in Kent, but the development for Morrisons will be the first unit to begin construction at the park.

Included in the plans for the site are a number of cutting edge environmental technologies, such as revolutionary new kinetic plates in the estate roads, which will generate power from every vehicle moving in and out of the site. Other state of the art eco-friendly measures including rain water harvesting and recycling, energy efficient lighting, low water use appliances and FSC approved timber will also provide massive operational cost savings for Morrisons over the lifetime of the building, whilst proving that environmental steps can impact positively on a company's bottom line.



James Brook, Development Surveyor at Morrisons, comments, “This major new facility will enable us to better service our growing business. As one of the UK’s top four supermarket chains it is important that we continually develop our infrastructure to enable us to continue to deliver exceptional service to our customers.

“We selected this site primarily because of its strategic location and close links to the South East motorway network but also because of the unbeatable environmental credentials which Gazeley has been able to offer. The environmental agenda and CSR are key considerations for our business going forward and this was an important factor in our decision to choose this site to develop our next warehouse and distribution centre.”

The new development will provide up to 1,000 new jobs for local people.

Editor's Notes:

About Atlas Ward Structures

Atlas Ward Structures Limited are one of the largest Structural Steel Fabricators in the UK. They design, fabricate and erect structural steel framed buildings in the Industrial, Commercial, Education, Residential and Health sectors.

Atlas Ward Structures Limited operates UK wide and is a subsidiary of Severfield-Rowen Plc – its parent company, with a turnover of over £300 million.

Severfield-Rowen Plc acquired Atlas Ward Structures Limited on 1 April 2005.

About Severfield-Rowen Plc

Severfield-Rowen Plc is the market leader in structural steel, and consists of the following major Group Companies:

- § Severfield-Reeve Structures, Dalton, North Yorkshire
- § Watson Steel Structures, Bolton, Lancashire
- § Rowen Structures, Sutton-in-Ashfield, Nottingham
- § Atlas Ward Structures, Sherburn, North Yorkshire
- § Steelcraft Erection Services based at Dalton, North Yorkshire
- § Fisher Engineering located in Northern Ireland

The combined resources of the Group of Companies have the design, engineering skills and experience to handle complex projects over a diverse range of sectors.

The Companies can facilitate the production of a wide range of steelwork packages, including projects requiring high added value engineering content.

Proven Group Strengths:

- | | |
|-----------------------------------|--------------------------------|
| § Performance and Value | § Multi-Sector Presence |
| § Project Completion Track Record | § Fabsec® |
| § Capability and Flexibility | § Beams/Firebeam® |
| § Design Engineering | § Plate Girders |
| | § Stairs and Feature Steelwork |
| § Customer Focus | § Sections |
| § Health & Safety Record | § Tubular Constructions |
| § Financial Strength | § Intumescent Coating |

About Fitzpatrick Contractors

On Monday 17th May 2004, the board of Management at VolkerWessels announced the acquisition of the British civil engineering and building company Fitzpatrick plc. The company has an 809-strong workforce and a predicted turnover in excess of £290 million for 2006.

From its head office in Hoddesdon, Hertfordshire, Fitzpatrick, undertakes highway maintenance, civil engineering, commercial building, rail and facility management contracts mainly focusing on works in the South of England and London. The Company started-out as the family owned/run Fitzpatrick & Son in 1921 and has gone on to become one of the UK's largest privately owned construction companies.

About Gazeley

Gazeley was founded in 1987 in the UK and has since developed more than 60 million sq ft (5.6 million sq m) of sustainable distribution warehouses and industrial space for leading international companies and third-party logistics providers worldwide.

Gazeley's vision is: 'to be a global provider of logistics space delivered in a sustainable way'. Gazeley has a range of logistics sites to offer to its customers across the UK, France, Belgium, Spain, Germany, Italy, China, Mexico and India and has plans to expand operations further into the Middle East.

Gazeley first launched its sustainable design concept in 2002 and the company continues to assign considerable investment into sustainability and renewable technologies to ensure this best practice approach is fully embedded in all the developer's buildings. By 2010, the company pledges to make 35% of all its developments carbon positive while providing a 35% overall global reduction in carbon emissions.

A suite of key environmental measures are provided to customers as standard reflecting Gazeley's cost effective procurement and long-term commitment to sustainable development. The ability to implement leading edge environmental technologies ranging from rain water harvesting and ETFE rooflights to biofuel plants across its developments provides customers with significant operational cost savings.

Gazeley was recently acquired by Economic Zones World (EZW), a Dubai World company.

For further information please visit www.gazeley.com

About Standard Life Investments

1. With £12.0bn (30.6.08) of property assets, Standard Life Investments is one of the largest property investors in Europe.
2. As well as direct property assets, Standard Life Investments manages around £1.2bn* in listed real estate securities, with its global listed real estate expertise demonstrated through a range of distribution agreements with partners in Germany, South Korea, Denmark, Finland, Norway and Sweden.
3. Standard Life Investments has a property team of over 110 people, and manages 18 property funds spanning pooled pension products, segregated mandates, mutual funds, sector specialist funds and global property vehicles.
4. Standard Life Investments' property team follows a robust and repeatable investment process which relies heavily on a research-driven approach supported by property expertise in key markets across the globe, including offices in Edinburgh, London, Paris, Boston, Toronto and Hong Kong
5. Standard Life Investments manages more than €1.5bn of property in France, Spain, Germany, Belgium, Italy, Portugal, Sweden, Poland, Hungary and the Czech Republic – making it a leader among UK institutional investors in its breadth of property investment experience across European property markets
6. Standard Life Investments currently has nearly 7m square feet of logistics space under construction in Central Europe, with over 5m square feet of this already pre-let
7. From its office in Toronto, Standard Life Investments manages around CDN\$490 million* in property assets ranging from Vancouver to Montreal

8. Standard Life Investments remains committed to developing innovative products and broadening its global offering –

- a. The Select Property Fund – which offers investors access to direct and indirect international property markets in North America, Europe and across Asia Pacific – has grown to c. £1.3bn* since its launch in October 2005
- b. The European Property Growth Fund has raised a new, third tranche of equity from investors across the globe. The Fund currently has a gross fund size of approximately €1.2bn*

*as at 30.06.08

About Morrisons

They are the UK's fourth largest food retailer with 382 stores. Their business is mainly food and grocery – the weekly shop. Uniquely they source and process most of the fresh food that they sell through their own manufacturing facilities, giving them close control over provenance and quality; and they have more people preparing more food in store than any other retailer.

Every week nine million customers pass through their doors and 117,000 colleagues across the business work hard each day to deliver great service to them. With competitive prices and hundreds of special offers, they are proud to save their customers money every day.

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Photo:

Photos are attached in JPEG format to the email. Named – 'G. Park Sittingbourne'.



Acknowledgements:

Developer -	Gazeley
Ultimate Client -	Morrisons
Main Contractor -	Fitzpatrick Contractors Limited
Architect -	DLA Architecture
Structural Engineer -	RPS Burks Green
Structural Steelwork -	Atlas Ward Structures Limited