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TERRACE HILL GROUP PLC
(“Terrace Hill” or the “Company”)

New tenant relocates to Brabazon Office Park, Bristol

Terrace Hill Group plc, a leading UK property development and investment group, announces that it has secured **Merlin Claims** as a new tenant at its Brabazon Office Park development in Filton, North Bristol.

Merlin Claims has taken Unit 2 on Phase One of Brabazon Office Park, on a 10-year lease at a rent of £15.50 per sq ft. Comprising approximately 3,070 sq ft, the self-contained unit is a new, high quality end-of-terrace office building in a prominent position on Golf Course Lane in Filton. Relocating to Brabazon from its former city centre offices, Merlin has completed its fit-out of the new premises and taken occupation.

Adam Pratt, Development Director of Terrace Hill, commented:

“This letting follows the successful completion of the second and final phase of Brabazon Office Park and the recent handover of an 8,000 sq ft building, forward purchased by Sovereign Housing for £1.85 million, leaving just 23,000 sq ft remaining available at the scheme.

“Attracting a strong city centre tenant, such as Merlin, is a great endorsement of our scheme and clearly demonstrates that, despite current challenging market conditions, we are still able to attract tenants to our high quality and well located developments.”

Richard Kidd at BNP Paribas Real Estate, added:

“Brabazon offers a range of advantages that city centre offices cannot compete with, including extensive allocated car parking onsite as well as easy access to the M4/M5 motorway network and the city centre via the M32. The quality of accommodation at the park has attracted a wide range of occupiers including Arc Monitoring, Xype and the Sovereign Housing.”

Brabazon Office Park is a 2.70 acre office scheme located in Filton, North Bristol, and comprises a total of 45,000 sq ft in a variety of self-contained buildings ranging between 1,820 sq ft and 9,500 sq ft. Built in two phases, the scheme is now nearly **50%** let, with circa. 23,000 sq ft remaining, arranged over six units. Neighbouring companies include Airbus, Rolls Royce and Hewlett Packard.

Alder King and BNP Paribas are joint letting agents on Brabazon Office Park, on behalf of Terrace Hill. Merlin Claims was represented by Williams Gunter Hardwick.

- Ends -

For further information:



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Notes to editors:

Terrace Hill Group PLC

Terrace Hill is an AIM-listed property development and investment group with three key divisions:

- Commercial development and investment
- Residential investment
- Housebuilding.

Formed in 1986, the Company has four offices in London, Glasgow, Teesside and Bristol, managing a commercial development programme, commercial and residential investment portfolios and a housebuilding business in Scotland.