

**Issued on behalf of Onward Holdings Ltd****Date: January 31 2012****Ref: PR2a Greggs****ONYX RETAIL PARK OFFERS A MINE OF OPPORTUNITY FOR GREGGS**

Greggs the Baker believes it has tapped into a goldmine of new customers for its renowned food products after setting up a shop at a gleaming new retail park, developed by Onward Holdings on the site of a former colliery in South Yorkshire.

ONYX Retail Park, comprising 17,500 square feet of retail space, is based in Wath-Upon-Dearne almost mid-way between Barnsley and Rotherham and is located at the former Manvers main colliery, an area of major development following agreement to build a further 1,100 nearby houses.

The UK's leading bakery retailer is leasing a unit on the site and is confident the Onyx Retail Park will provide a fantastic trading location, as well as give a welcome employment boost for the local economy.

As part of its on-going expansion plans in the UK, Greggs checked out two other possible sites in the area before plumping for the Onyx Retail Park, citing its ideal location close to the A633, the proximity of expanding residential areas and the potential for future development.

A Greggs spokesperson said: "The Onyx Retail Park is an ideal location for Greggs. We had already noted the potential of the site and the fact that other food businesses had moved in. We expect to attract a lot of passing traffic being situated so close to such a busy area."

Greggs added that the new store is for food on the go and will sell freshly-made sandwiches, savouries, a wide breakfast range, freshly ground coffee and sweet products. There will also be a small al fresco area comprising tables, chairs and umbrellas for those customers who wish to consume their purchases on site. It is expected the new store will create around 10 permanent new jobs, both part-time and full-time.

The Onyx Retail Park site has A1 (retail), A2 (financial), A3 (food) and A5 (hot food take away) planning consents and has attracted a cross-section of blue chip food companies like Greggs that have either already opened or in the process of completing. These include Subway, Domino, a 'continental' café and two other well-known high street names.

Onward Holdings Ltd PR2a Greggs continued:

The success of the site in attracting retailers is down to its unique geographical location and its proximity to leisure facilities including the Old Moor RSPB Reserve, Manvers Lake and parkland, waterfront golf course and the popular Trans Pennine trail. According to Rotherham Metropolitan Borough Council the A633 has 18,000 vehicle movements a day which can only increase as additional homes are built in the area, making it ideal for uncongested out of town retailing.

Onward Holdings director Neil Storey comments; “We are delighted that famous high-street brands like Greggs are recognising that the Onyx Retail Park is a prime site to set up new stores. Part of the success seems to be down to the high level of passing vehicle movements and on-going housing developments which has created a ready market that is crying out to be serviced.”

Due to the impressive take-up of units, Onward Holdings has speeded up the release of phase two, comprising a further 10,000 square feet of space which is split between two units, however, forward thinking Onward has applied for planning permission to allow the units if necessary to be divided into much smaller shells to accommodate quick service food stores or restaurants.

Site promotion is being handled by Andrew Miller Chartered Surveyors of Sheffield, who is marketing the units on sensible lease terms from five years upwards and realistic rentals from £15 per square foot depending on the configuration.

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Background

Onward Holdings has been involved in warehousing and industrial estates owned and run by the company since 1930. Today, this family-run business is primarily involved in development and construction, including the provision of multi-sized warehouse facilities in the M62/M1/A1 corridor of West Yorkshire, and residential and mixed-use developments.

In addition to ONYX the business has an exciting development at Green Lane Industrial Estate at Featherstone and a large industrial estate in Scunthorpe, North Lincolnshire. The Scunthorpe estate is currently being developed and offers commercial and industrial land and buildings suitable for a variety of users on either a freehold or leasehold basis.

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