

**Issued on behalf of Onward Holdings Ltd****Date: October 10 2012****Ref: PR13a Motor World****ONYX RETAIL PARK REALLY GETS MOTORING**

Motor World, the UK's largest independent car parts and car accessories retailer has become the latest business to sign a lease for a store on the Onyx Retail Park, which is anticipated will result in the creation of additional employment.

The new store will take pride of place alongside a number of other household names including Dominos, Greggs the Bakers and Subway who along with others are based at the Onyx Retail Park in Wath-Upon-Dearne. The site which is, almost mid-way between Barnsley and Rotherham is a former colliery site and has been highly successful in attracting new retailers due to its prominent location next to a major housing development and nearby industry.

In keeping with Motor World's policy the new store will be open 7 days a week and offer an extensive range of motoring related products including alloy wheels, bikes, electrical and tuning components. Motor World which is the trading name of Pacific Retail Limited has stores nationwide and over 40 years' experience.

Onyx, has been incredibly successful in attracting a steady stream of high profile retailers. Part of this achievement is due to its sensible lease rates and its proximity to nearby ever expanding housing, thanks to a recent decision to construct an additional 1,100 adjacent homes. The full Onyx site comprises 17,500 square feet of retail space, and is located above the former Manvers main colliery, which is now surrounded by housing and industrial development.

Developed by Onward Holdings, the Onyx Retail Park site holds A1 (retail), A2 (financial), A3 (food) and A5 (hot food take away) planning consents and has so far successfully attracted a cross-section of businesses which in addition to the food blue chip names also includes a Thai Garden Café and a planned grocery store retailer. A key to the success of the site is that the adjacent A633 has 18,000 vehicle movements a day according to Rotherham Metropolitan Borough Council, which when coupled with additional homes nearby, makes it ideal for out of town retailing.

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In addition to a growing and readymade consumer base, the site is close to outdoor leisure facilities including the Manvers Lake and parkland, Waterfront golf course, the Old Moor RSPB Reserve and the historical Trans Pennine trail.

Promotion of the Onyx Retail Park site is handled by Andrew Miller Chartered Surveyors of Sheffield, its principal Andrew Miller says; "It's great news that Motor World, the UK's largest independent car parts and car accessories retailer has become the latest business to move onto Onyx.

"The number of enquiries and new lets continue to grow which not only makes the site self-sustaining through meeting the needs of the local market but also provides much needed local employment."

Thanks to a much higher than expected take-up of units, Onward Holdings is releasing phase two of the development early, which comprises a further 10,000 square feet in a mixture of unit sizes from 1,000 square feet.

Units are available on lease for five years or longer based on a sensible rental rate of around £15 per square foot depending on the final 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.

Checked 22-12-11

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