

## Media Release

### **COLUMBIA THREADNEEDLE INVESTMENTS SUBMITS PLANNING APPLICATIONS FOR FURTHER DEVELOPMENT AT MANCHESTER WORLD FREIGHT TERMINAL**

- **Two new applications represent the next phases in a proposed three-year development that aims to double warehouse capacity at the World Freight Terminal**

**LONDON, 04 April 2022:** Columbia Threadneedle Investments has submitted a further two planning applications to Manchester City Council for the development of a combined 235,000 sq ft. of new logistics warehouse units at the World Freight Terminal at Manchester Airport.

These applications follow the approval of the company's first planning application in January 2021, which kick-started its three-year development programme at the terminal with the construction of 85,000 sq ft of new-build logistics warehouse units, anticipated to complete in March 2023. For the two additional phases of construction, demolition of obsolete buildings is planned to commence in the second quarter of this year, with completion of the new units anticipated in April 2023.

Altogether, the proposed development will roughly double the amount of available warehouse space at the World Freight Terminal by delivering an additional 400,000 sq ft of warehouse units. As part of Columbia Threadneedle's committed to achieving net zero carbon across its UK real estate portfolio by 2050 or sooner, the new developments will have a minimum EPC<sup>1</sup> A and BREEAM<sup>2</sup> Excellent standard.

**Samantha Hadland, Asset Manager at Columbia Threadneedle Investments, said:** "Manchester Airport offers a global gateway to the north of England. Following the approval of our first planning application, we have embarked on an ambitious development project to completely modernise the adjacent World Freight Terminal, transforming it into a leading logistics warehouse park. With this project we are responding to the increasing freight traffic coming through the airport and capitalising on the strong demand for warehouse units in south Manchester. Doubling the warehousing space will help serve the booming e-commerce market and drive trade and growth to the region and its businesses. We have already begun work to deliver the first phase of the project and are excited to keep the momentum going with these next two phases of the development."

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<sup>1</sup> Energy Performance Certificate

<sup>2</sup> BREEAM is a third-party certification of the assessment of an asset's environmental, social and economic sustainability performance

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**Notes to Editors**

**About Columbia Threadneedle Investments**

Columbia Threadneedle Investments is a leading global asset manager that provides a broad range of actively managed investment strategies and solutions for individual, institutional and corporate clients around the world.

We have more than 2500 people including over 650 investment professionals based in North America, Europe and Asia<sup>3</sup>. We manage £557bn / €663bn / US\$754bn<sup>4</sup> of assets across equities, fixed income, multi-asset, solutions and alternatives.

Our priority is the investment success of our clients. We know investors want strong and repeatable risk-adjusted returns and we aim to deliver this through an active and consistent investment approach that is team-based, risk-aware and performance-driven. Our investment teams around the world work together to uncover investment insights. By sharing knowledge across asset classes and geographies we generate richer perspectives on global, regional and local investment landscapes. The ability to exchange and debate investment ideas in a collaborative environment enriches our teams' investment processes to ensure the best insights are applied to portfolios. More importantly it results in better informed decisions for our clients.

Columbia Threadneedle Investments is the global asset management group of Ameriprise Financial, Inc. (NYSE:AMP), a leading US-based financial services provider. As part of Ameriprise, we are supported by a large and well-capitalised diversified financial services firm.

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<sup>3</sup> As at 31 December 2021, Columbia Threadneedle Investments including BMO GAM (EMEA)

<sup>4</sup> Source: Ameriprise Financial Q4 2021 earnings release