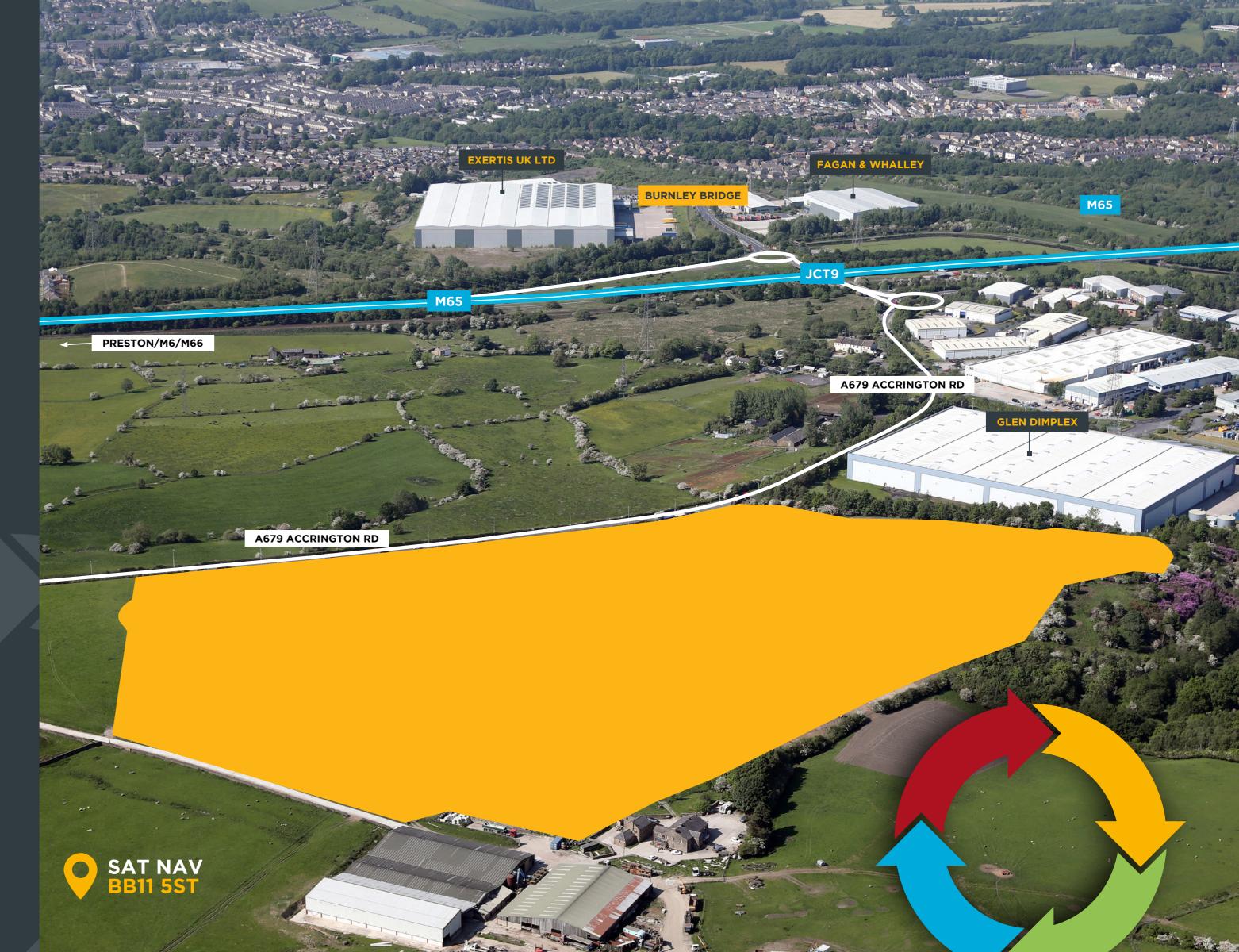


NEW SPECULATIVE INDUSTRIAL/LOGISTICS DEVELOPMENT TO LET

5 NEW UNITS FROM 39,000 TO 158,800 SQ FT

FRONTIERPARK.COM

ENTER





NEW SPECULATIVE INDUSTRIAL/LOGISTICS DEVELOPMENT TO LET

5 NEW UNITS FROM 39,000 TO 158,800 SQ FT

HOME

DESCRIPTION

AERIAL CGI

SITE PLAN

ACCOMMODATION SUMMARY

SPECIFICATION

DEMOGRAPHICS

LOCATION





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Unit	Floor Areas (GIA Sq Ft)			Height to	Loading Doors		Car Parking	Yard	Dower	Completion Date
	Ground	First	Total	Eaves (m)	Docks	Level Access	Spaces	Depth (m)	Power	Completion Date
FP1	35,000	4,070	39,070	10	0	4	52	33	500 KVA	Q2 2024
FP2	150,000	7,740	157,740	10	2	8	138	44 - 51	1 MVA	Q2 2024
FP3	150,000	8800	158,800	12	6	3	Upto 123	47	1 MVA	Q4 2024
FP4	85,000	4400	89,400	12.5	4	2	79	44	1 MVA	Q1 2025
FP5	90,000	4400	94,400	12.5	4	2	51	43	1 MVA	Q1 2025



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CAT A SPECIFICATION OFFICES



BREEAM VERY GOOD STANDARD EPC RATING: B



DOCK LOADING DOORS INCLUDING EURO DOCK DOORS



LEVEL ACCESS / DRIVE IN LOADING DOORS



UP TO 1,500 KVA POWER SUPPLY

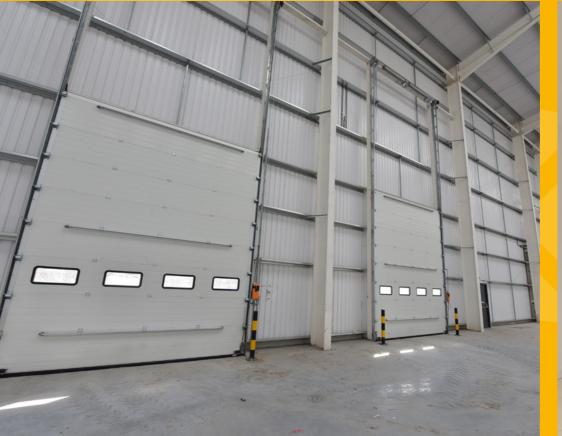


10-12.5M TO UNDERSIDE OF HAUNCH



50 KN/M² FLOOR LOADING









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DEMOGRAPHICS & CATCHMENT

Frontier Park is located at the boundary of Burnley BC and Hyndburn BC with a combined economically active population of 107,000 and a further 155,000 in the East Lancashire region.



Frontier Park is in a prime location within an easy commute of Preston, Leeds & Manchester.

(source: ONS)



The Economically Active North West population is 3,544,000 of which Burnley has 149,422.

(source: NOMIS)



Frontier Park is located within the East Lancashire region which has a working age population of 262,000 people. (source: ONS)



4,000 people work in the logistics and distribution sector.

(source: ONS)



The average salary for a warehouse operative is £17,000 per annum.

(source: ONS)



25.6% of the population of Burnley are qualified with NVQ 4 and above.

(source: NOMIS)



Average weekly pay in the Burnley area is £462.50.

(source: ONS)



16,000 people work in the manufacturing sector.

(source: ONS)



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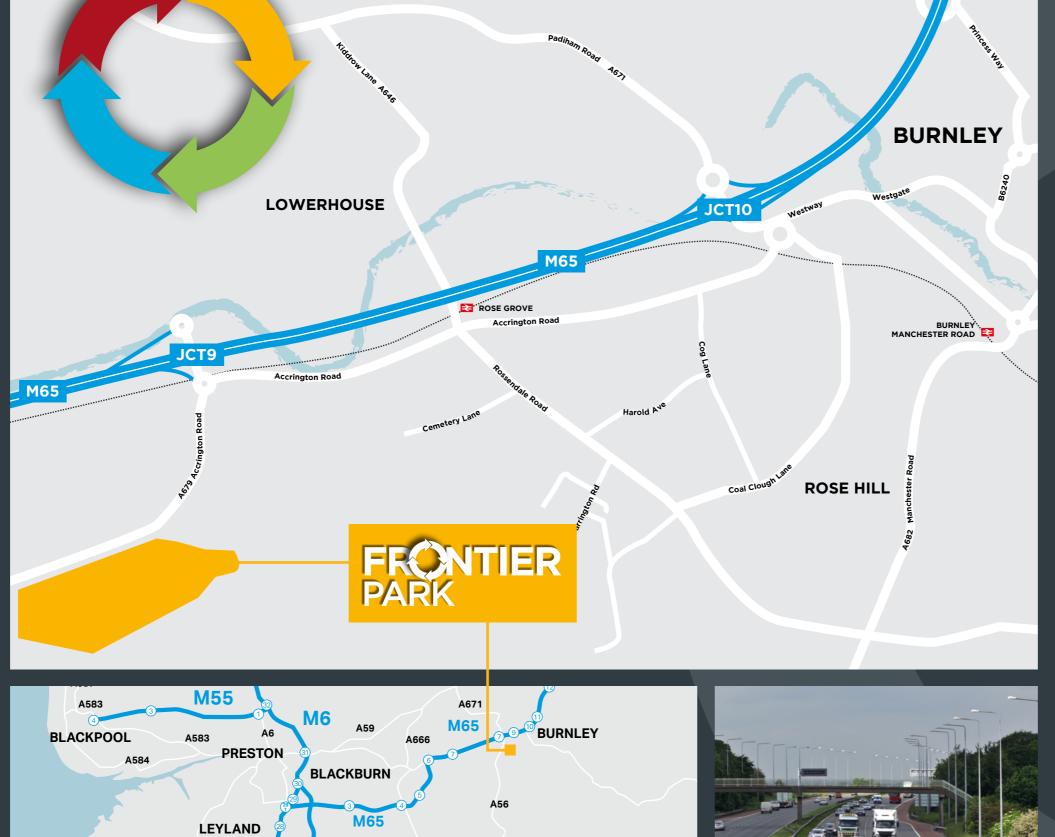
ACCOMMODATION SUMMARY

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LOCATION

Frontier Park is located 3 miles east of Burnley centre and has immediate access to Junction 9, M65 via A679 Accrington Road.

The M65 is the primary economic corridor through East Lancashire linking Burnley with the M6 and M61. The M66 is approximately 11 miles away via the M65 and A56.



Burnley	3 miles	13 mins
Preston	23 miles	32 mins
M61 (Jct 9)/M6 (Jct 29)	20 miles	20 mins
M55	25 miles	25 mins
M66 (Jct 1)	11 miles	14 mins
M62 (Jct 18)	19 miles	25 mins



THE M65 IS THE PRIMARY ECONOMIC CORRIDOR THROUGH EAST LANCASHIRE LINKING BURNLEY WITH THE M6 AND M61 PROVIDING EXCELLENT ACCESS TO M60/M62



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FURTHER INFORMATION

Units are available on a leasehold basis, please contact the joint letting agents for further information.



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Michael Cavannagh michael@tdawson.co.uk

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