



Burnley Bridge

South

**Design and build opportunity
- up to 600,000 sq ft**

Junction 9 M65

burnleybridge.co.uk



About

Burnley Bridge South offers a mix of warehousing and industrial accommodation with a flexible range of high quality units tailored to meet the needs of its occupiers.

Developed by Eshton Group, the site can accommodate units of up to 600,000 sq ft on a design and build basis.

Eshton Group will work with you to identify the right plot and assist you with the design of an ideal building to meet current and future business needs.





Location

Burnley Bridge South is a brand new 32 acre site at Junction 9 of the M65 motorway. Located west of Burnley town centre, the grade A development is of local, regional and national significance.

The business park offers superb connections to Manchester, Leeds, Liverpool and further afield. The M65 is the main corridor through East Lancashire and links directly with the M6 and M61, to the south of Preston, approximately 13 miles away. The M66 is approximately 11 miles to the south via the A56, providing easy access to Manchester, the M60 and the M62.

Burnley has excellent growth potential and being named as the 'Best Place in the UK to make a Living 2016' and the 'Most Enterprising Area in the UK 2013', it is a very attractive location for growing companies.



Key facts

- Private sector job numbers have grown 7.2% in Burnley whilst the average growth across Lancashire stands at 3.2%, in the North West 4.3 % and Great Britain at 5.1%
- Burnley's employee numbers in manufacturing soar compared to the North West and national averages, reinforcing its regional status for manufacturing excellence
- More than one million sq ft of industrial and commercial workplace space is taken up by companies setting up and expanding in Burnley

*Source ONS BRES 2014



Junction 9 M65, Lancashire



Opportunity to secure accommodation up to 600,000 sq ft



Leasehold/freehold design & build



Travel distances

Preston	20 miles
Manchester	27 miles
Leeds	47 miles
Liverpool	49 miles
Birmingham	120 miles
Edinburgh	206 miles
London	242 miles



Specification

Modern, quality accommodation will be constructed to a high specification.

Indicative Specification

- Eaves heights to be between 6m and 18m
- FM2 floors with 50KN/m2 loading
- 1 loading door per 10,000 sq ft
- Plot density c 40 – 50%
- 35 – 50m deep yard areas
- BREEAM rating to suit individual company requirements
- Low carbon sustainable development



Indicative unit accommodation

OPTION A	BUILDING		SQ FT	
	UNIT 1	100,000	UNIT 4	120,000
UNIT 2	75,000	UNIT 5	100,000	
UNIT 3	65,000	UNIT 6	140,000	



Highlights

- Burnley Bridge South offers ultimate flexibility for those seeking custom-build premises for either manufacturing or distribution purposes
- Your company's premises needs to be aligned to business goals, whether that's growth, flexibility or specific layout requirement. By acquiring a unit within Burnley Bridge South you will have the opportunity to shape the future of your business by defining the requirements for your property on site
- Burnley Bridge South offers the opportunity to customise premises around your business strategy, tailoring your accommodation to future proof your company as well as streamline processes and maximise efficiency
- Eshton Group will work with you to finalise your requirements, you can be confident that we will identify the right plot for you, to meet your current and future business needs



Indicative unit accommodation

OPTION B	BUILDING		SQ FT	
	UNIT 1	600,000		

Eshton Group is a privately-owned property development and investment business that actively identifies regeneration sites to transform locations, drive inward investment and create jobs. The Leeds firm has established a track record of creating commercial property developments that forge strong partnerships and create imaginative professional projects.

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South



 **Contacts**

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Terms: Units can be provided on a freehold or leasehold basis subject to specification and covenant. Sizes outlined are for indicative purposes only and are subject to change. Options include securing individual buildings or combining all accommodation into a single 600,000 sq ft unit.

burnleybridge.co.uk

A development by **ESHTON** 

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