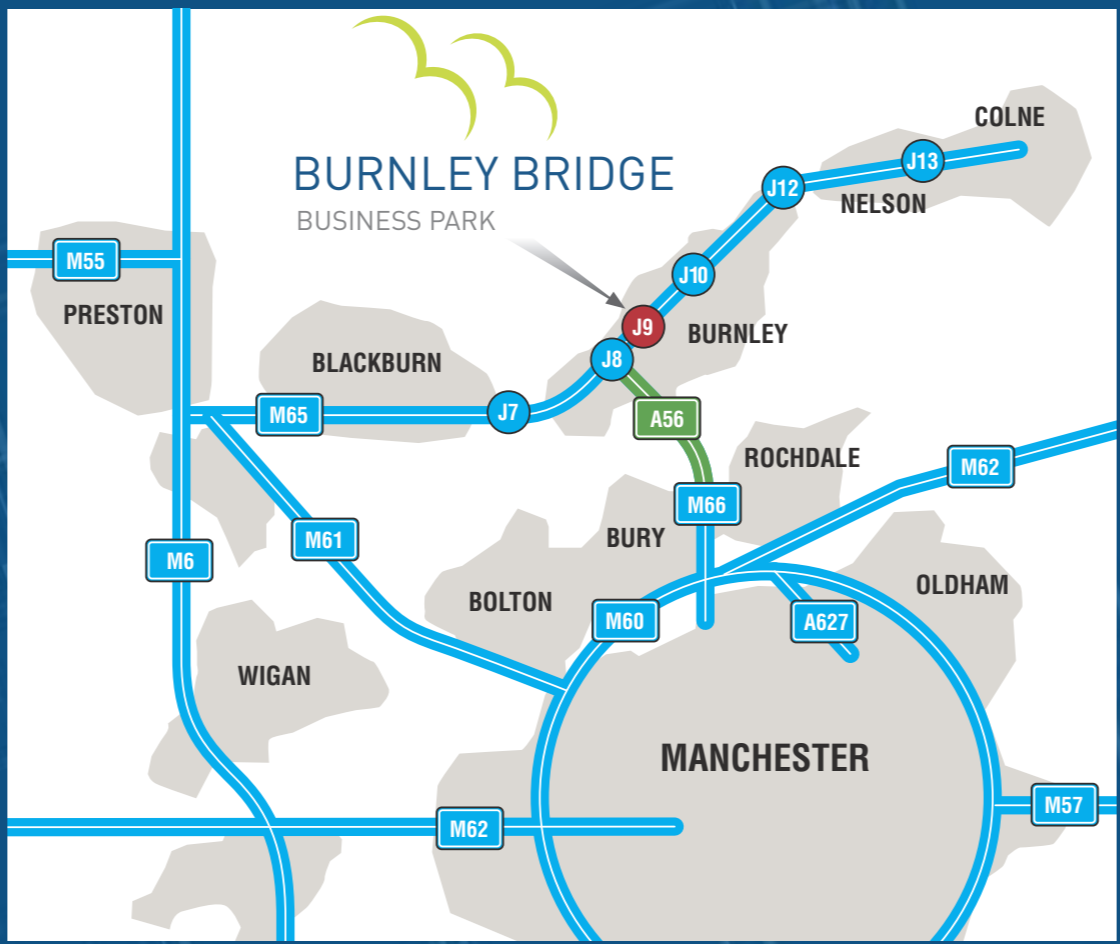


A development by **ESHTON**

Designed for Delivery
Bespoke business space in a prime new location.



DOVE HAIGH PHILLIPS
0113 245 0550
www.dhp.co.uk

TREVOR DAWSON
CHARTERED SURVEYORS
01282 458007
www.tdawson.co.uk

burnleybridge.co.uk

Burnley.gov.uk

INVESTING IN englandsnorthwest
EUROPEAN REGIONAL DEVELOPMENT FUND

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Burnley Bridge
Design & Build Opportunities

Burnley Bridge: Designed for Delivery

Burnley Bridge is now delivering new generation production, distribution and corporate buildings at a brand-new access to the M65 motorway and Burnley town centre.

The new bridge at J9, M65, has opened up 90 acres of prime opportunity for purchasers and tenant occupiers in a carefully phased and landscaped setting.

Eshton Group's ability to deliver "best in class service" for occupiers at Burnley Bridge has already been recognised by both Burnley Council and the European Regional Development Fund, who have co-invested in the massive new infrastructure required to create this new commercial hub.

Burnley Bridge is a development by the Eshton Group, who are committed to delivering a business environment of quality and permanence for the future economy of the M65 corridor.



DELIVERY:

- New fast-track procurement from contract to completion in 36 weeks
- All services and planning approvals in place
- Freehold and flexible lease packages
- Expansion plot options

EFFICIENT:

Save up to 50% on operating costs and reduce your carbon footprint. New buildings can be up to 50% more energy efficient than older ones, offering huge potential savings in operating costs. Also, new buildings' carbon footprint will be smaller due to the growing use of sustainable construction techniques and a commitment to sustainable supply chains. New buildings offer comfort, efficiency and financial savings over time that will have a direct positive impact on your bottom line. Source: www.carbontrust.co.uk/energy

BESPOKE:

Design your building how it best suits you and your business. Additional optional extras include:

- Larger doors for double deck trailers
- Vehicle wash
- Dock levellers / scissor lifts
- Battery charging areas
- Increased security

LOCATION:

Burnley Bridge is excellently situated on the motorway network. The M65 offers fast uncongested access to: the M60, M66, M6, M62.

The following are approximate distance and drive times:

- Manchester 25 miles / 45 minutes Airport – 41 miles
- Liverpool 50 miles / 60 minutes Airport – 57 miles
Sea Port – 50 miles
- Leeds 56 miles / 65 minutes Airport – 36 miles

FACTS:

- Work has started! Burnley Bridge is on site now and can offer fast delivery of all bespoke build to suit requirements.
- The site benefits from a major logistical advantage with direct motorway access.
- High Bay warehousing can be accommodated on site.
- There is a large, experienced and available workforce in the local area.
- In 2011 Burnley's average weekly wage was 16% or £81.30 lower than the national average. This can equate to a saving of £3,900 per full-time employee per annum.