

Design and build opportunities

10,000 – 500,000 sq ft

TO LET / FOR SALE

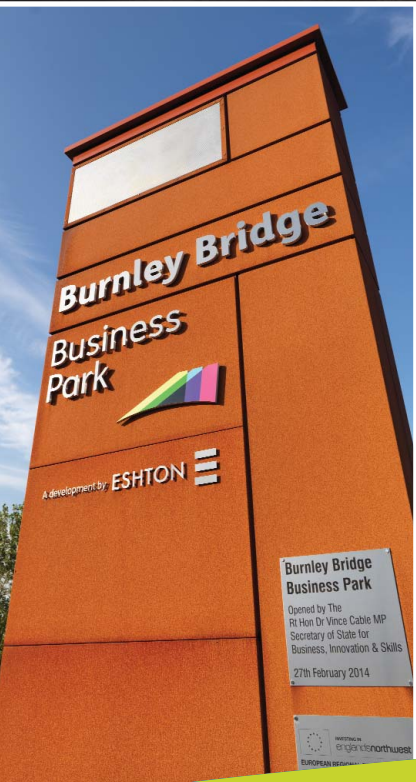


Burnley Bridge
South



Burnley Bridge | BB11 5QJ | Junction 9 M65

burnleybridge.co.uk



DEVELOPMENT

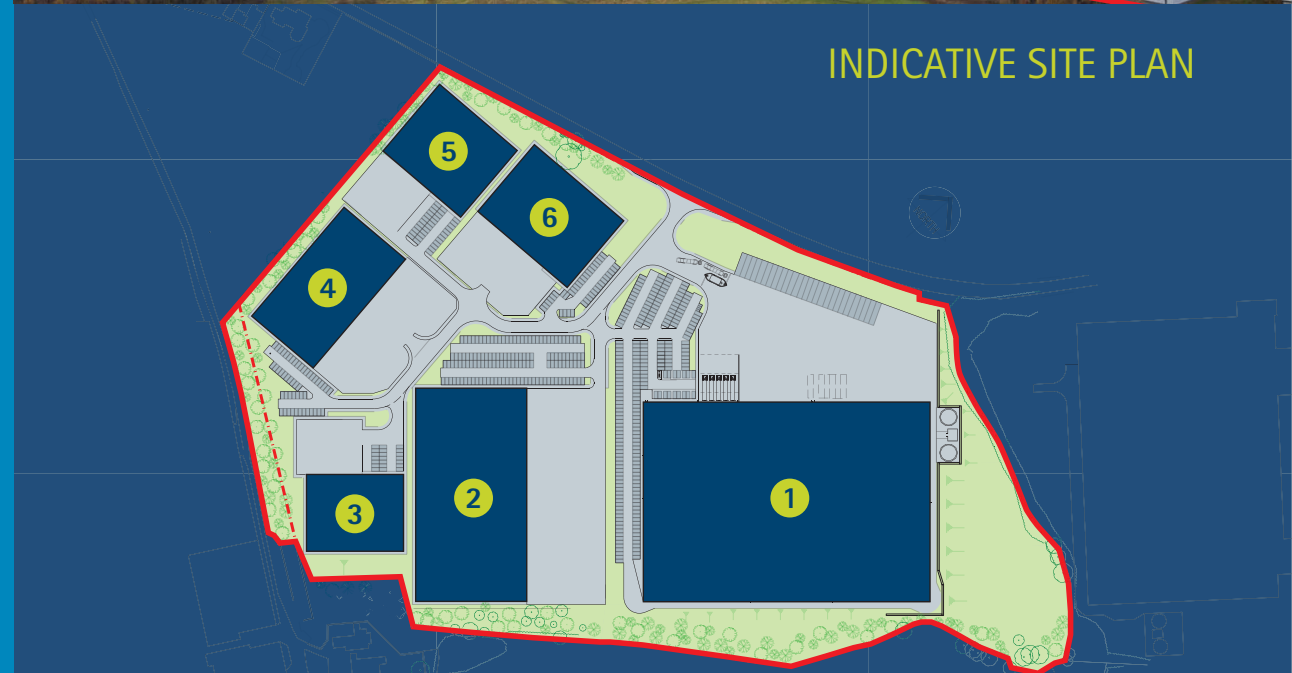
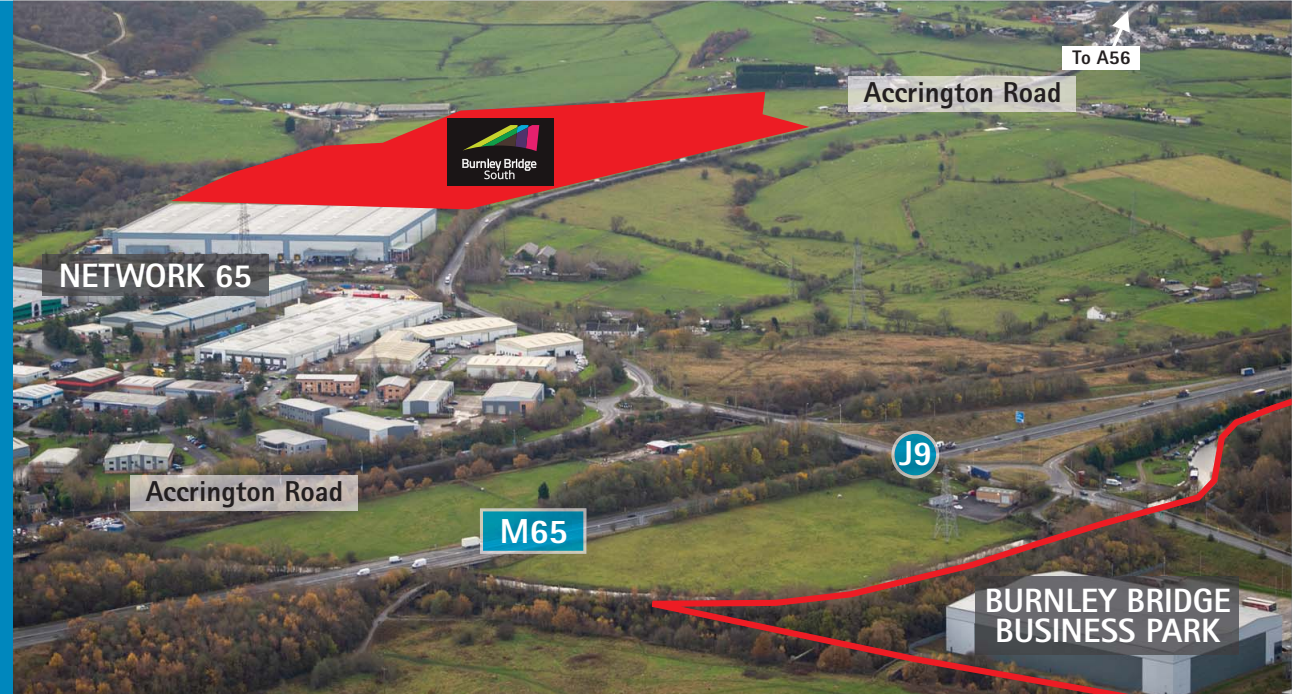
Burnley Bridge South is the final phase of development at Burnley Bridge Business Park which is now almost fully occupied and includes some impressive regional and national operators.

Burnley Bridge has supported the creation of more than 900 new jobs and delivered in excess of £60 million of investment locally. Burnley Bridge South will add another 900 jobs and £55 million of further investment to the region.

The South phase of development offers flexibility for businesses seeking custom-built premises for manufacturing or distribution purposes and can accommodate units from 10,000 sq ft to 500,000 sq ft on a design and build basis. Eshton will work with potential occupiers to provide the right plot and building to suit their future business needs.

INDICATIVE ACCOMMODATION

UNIT	SQ FT	SQ M
1	250,000	23,000
2	102,250	9,500
3	32,300	3,000
4	48,400	4,500
5	37,700	3,500
6	43,100	4,000



LOCATION

Burnley Bridge South is located west of Burnley town centre. The scheme boasts a highly skilled workforce on its doorstep and direct access off Junction 9 of the M65.

The M65 motorway 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 and the M60.

TERMS

Units are available on both freehold and leasehold terms.

For further information, please contact the joint agents.



DISTANCES

Preston	20 miles
Manchester	27 miles
Leeds	47 miles
Albert Dock, Liverpool	51 miles
Birmingham	120 miles
Edinburgh	206 miles
London	242 miles



VAT

Figures quoted exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyors costs incurred.

ALL ENQUIRIES

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