

evolve

@VISION PARK
BURNLEY BB12 0BJ

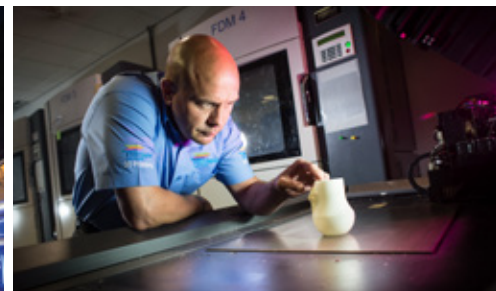
TO LET

New Business Units
Within A Flagship
Development Site



Units from
75 sq m (807 sq ft)

Flexible Terms Available



LOCATION

Vision Park is situated off Princess Way one of the main arterial routes into Burnley town centre from Junction 11 of the M65. Convenient access to Junction 10 is also within close proximity

The property is located close to Burnley town centre with transport links and town centre facilities all within walking distance.

The M65 links with the M6 and M61 to the South of Preston and also provides access via the M66 to Manchester.



DESCRIPTION

New units within a flagship building at the edge of Burnley town centre.

Units will be available from 75 sq.m. (807 sq.ft.) with communal facilities for all occupiers on site. See schedule for availability.

Loading to each unit will be via external loading doors from communal parking and loading areas.

EXTERNALLY

The units benefit from communal loading areas with excellent parking facilities within the development. CCTV is provided on the site.

SERVICES

All mains services are available including three phase electricity.

SERVICES RESPONSIBILITY

It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

B1 Office, research & development and light industrial uses.

RATING

The units will be assessed upon occupation. An estimate can be provided if required.

RENTAL

See Schedule.

LEASE TERMS

The units are available on full internal repairing terms incorporating rent reviews at appropriate intervals.

SERVICE CHARGE

A service charge will be levied on all occupiers of the development to cover management and maintenance of common internal/external areas.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

ENERGY PERFORMANCE CERTIFICATE

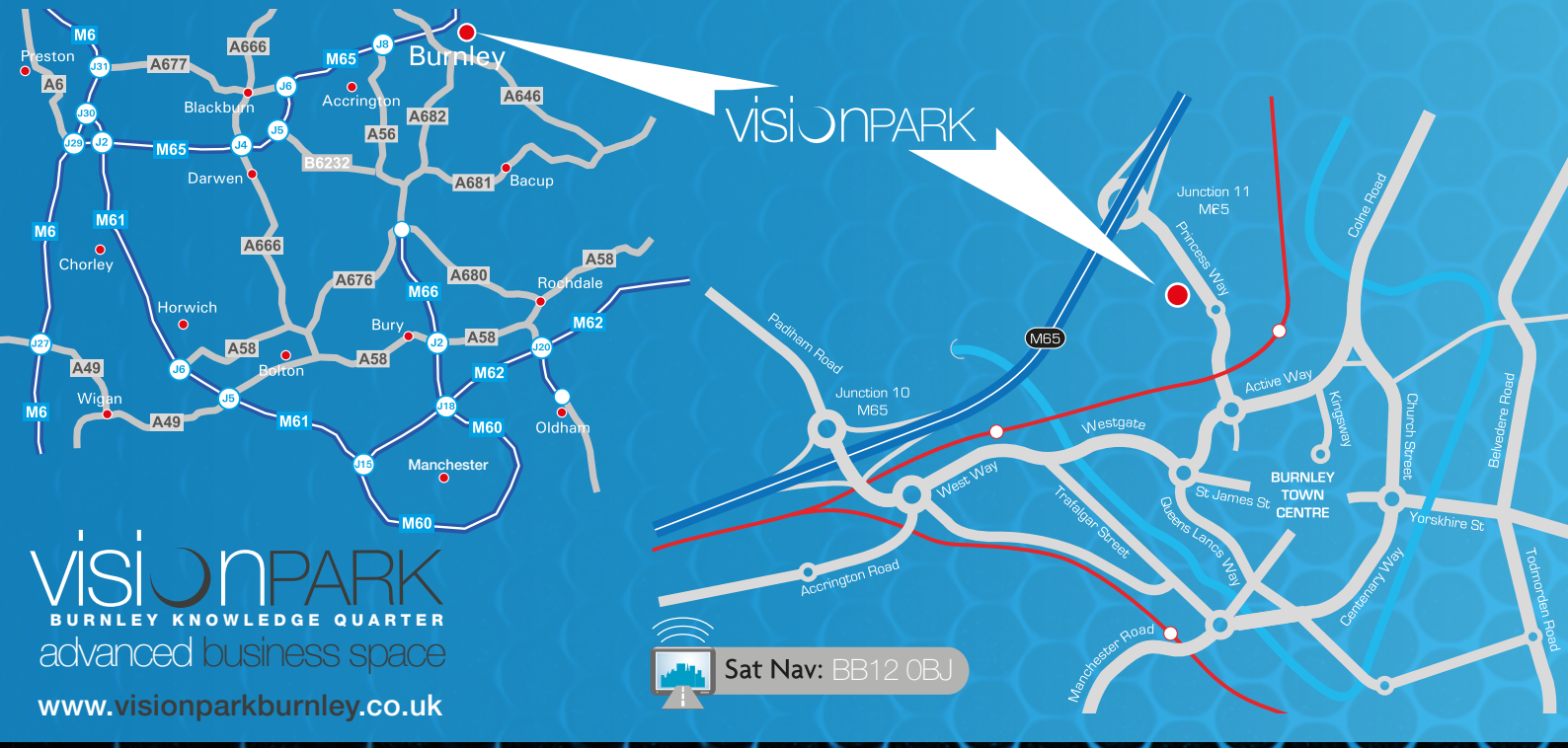
An Energy Performance Certificate has been commissioned and a copy is available upon request.

VAT

VAT is applicable.

www.visionparkburnley.co.uk

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VISIONPARK
 BURNLEY KNOWLEDGE QUARTER
 advanced business space
www.visionparkburnley.co.uk



VIEWING

Further information by appointment with the Joint Agents.



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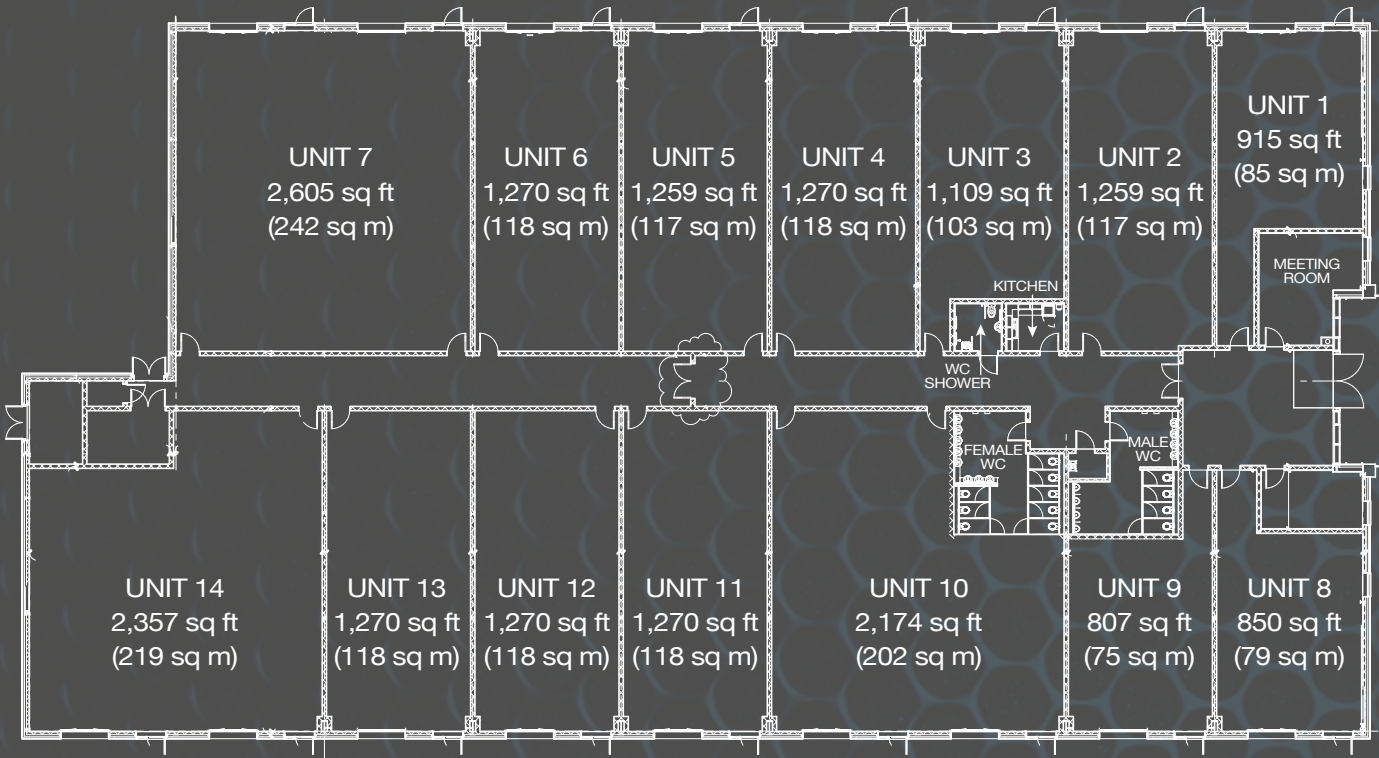
**Lancashire
 Enterprise Partnership**

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 Trevor Dawson & Co gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published July 2017, photography taken 2014.

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FLOOR PLANS



AVAILABILITY SCHEDULE

	SQ FT	SQ M		SQ FT	SQ M
UNIT 1	915	85	UNIT 8	850	79
UNIT 2	1,259	117	UNIT 9	807	75
UNIT 3	1,109	103	UNIT 10	2,174	202
UNIT 4	1,270	118	UNIT 11	1,270	118
UNIT 5	1,259	117	UNIT 12	1,270	118
UNIT 6	1,270	118	UNIT 13	1,270	118
UNIT 7	2,605	242	UNIT 14	2,357	219



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Lancashire
Enterprise Partnership

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Evolve is a Burnley Council owned and managed premium business facility in the heart of Burnley's Knowledge Quarter. We are offering high quality business space aimed at growing businesses in hi-tech digital engineering and creative industry sectors.

Attracting investment, business and jobs is a top priority for Burnley and creating a pro-active business environment and treating our businesses as our most valued asset is our ethos.

Working closely with businesses, we have built the borough's reputation as a good place for enterprise.

Burnley is home to several world class businesses, new schools, college and university campus.

Being a tenant at Vision Park will include a number of benefits:



BUSINESS SUPPORT

Burnley Council has a specialist and experienced Business team which exists to support the needs of business. It works with start-ups right through to global enterprises. The team are well placed to support your needs.

The Business team will have an on-site presence at Evolve and will develop a relationship with your business, ensuring that you are able to access funding programmes and other support available to assist you to grow your business.

Each tenant will benefit, should they wish, from a personalised package of growth support.

With links to a number of national, regional and local business support agencies, connections can be made with our partners, including:- Boost Lancashire, Growth Lancashire, the East Lancashire Chamber of Commerce, Department for International Trade, Tech North, Digital Catapult Centres and the local university and college.



THE COMMUNITY

- You will be located in a community of up to 14 businesses providing an ideal platform to network and collaborate.
- The meeting space will be regularly utilised for Events, Workshops and Networking and can also be used by tenants

You will also be invited to join our prestigious Burnley Bondholder Network.

The Council will provide operational management of the site and a member of staff will be on site regularly.

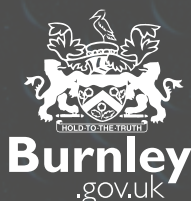
TESTIMONIALS

"The team at Burnley Council are a delight for businesses to work with – enterprising, capable and open in communication from top to bottom of the organisation."

- Mark Crabtree, OBE, MD, AMS Neve

"I am hugely impressed with the businesses here in Burnley that stand at the forefront of innovation" - Former CEO of Manchester City Council, Sir Howard Bernstein

"Working with Burnley Council has been extremely refreshing. Their openness have given us great confidence to invest in the area." - James Chapman, MD, Eshton Ltd



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ADVANTAGES OF PROXIMITY TO THE SKILLS AND EDUCATION CAMPUS

Burnley College and UCLan have an established partnership with the Council and are committed to supporting businesses. Both organisations are leading providers of training, with dedicated and highly qualified teams who can work closely with you to develop and enhance the skills of your employees and support your business growth aspirations.

Being on your doorstep provides you and your business with an ideal opportunity to take advantage of the many facilities, resources and funding programmes being provided by both the college and UCLan.

Evolve tenants will have access to a range of programmes including:

- DigitMe - Assisting manufacturing SMEs to identify and implement transformative solutions in Manufacturing processes, Robotics, Automation, Internet of Things, Data Processing and Additive Layer Manufacture (3D Printing)
- Innovation Clinic – Practical advice & innovation tool sets in IP support, prototype development, product development and commercialisation for companies looking to innovate, develop a new product or diversify into new markets.

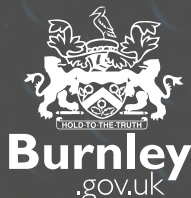
- Digital First – Take advantage of digital innovation in your business by focussing on maximising potential through use of digital technologies and design
- Knowledge Transfer Partnerships - Business partnerships with research academics
- Investment Readiness – guidance and support activities to help high growth businesses improve their chances of raising third party investment.

Both education providers can also offer the opportunity to recruit apprentices and graduates as well as take campus students for work experience placements.

Burnley College and UCLan will also be making a number of services available to tenants who sign up to Evolve at Vision Park including:

- Access and use of Burnley College advanced engineering facilities – including use of CNC machines and specialist tools, 3D printers, Autoclave. Undertake batch work, Design with CAD/CAM, produce rapid prototyping
- Access expertise in Lean processes and business improvement techniques.
- Event space; support clinics, workplace well being and development, sports and fitness facilities and more
- Administration and business services such as Finance, HR, IT support, marketing and catering
- Or create a bespoke package of support for your business with the campus providers.

Utilise the experience on hand from the education campus to transform your business before you even move in. We can arrange a tour of the facilities and make introductions.



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