

Titanium Park

at Burnley Bridge

Junction 9 M65

burnleybridge.co.uk



About

Titanium Park offers ultimate flexibility for businesses seeking custom-built premises for manufacturing or distribution purposes. Developed by Eshton Group, the scheme can accommodate individual requirements up to 135,000 sq ft on a build to suit basis. Eshton will work with you to identify the right plot to meet current and future business needs.





Location

Titanium Park is located on Burnley Bridge, west of Burnley town centre. The scheme boasts a highly skilled workforce on its doorstep and offers excellent links to both the regional and national motorway networks.

The business park has a direct access off Junction 9 of the M65 with connections to Greater Manchester, Leeds, Liverpool and further afield.

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.

Burnley has impressive growth potential and being named as the 'Most Enterprising Area in the UK 2013', it is a very attractive location for growing companies. It is a testament to the region's potential that leading businesses, including Birchall Foodservice, Exertis and Fagan & Whalley have chosen Burnley Bridge to base their operations.



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 5.1%
- Burnley's employee numbers in manufacturing soar above the North West and national averages, reinforcing its regional status for manufacturing excellence
- More than 1 million sq ft of industrial and commercial workplace space taken up by companies setting up and expanding in Burnley

*Source ONS BRES 2014



Junction 9 M65, Lancashire



Opportunity to secure accommodation from 2,000 sq ft to 135,000 sq ft



Leasehold/freehold design & build



Travel distances

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

Specification

Modern, quality accommodation will be constructed to a high specification and could benefit from the following indicative specification:

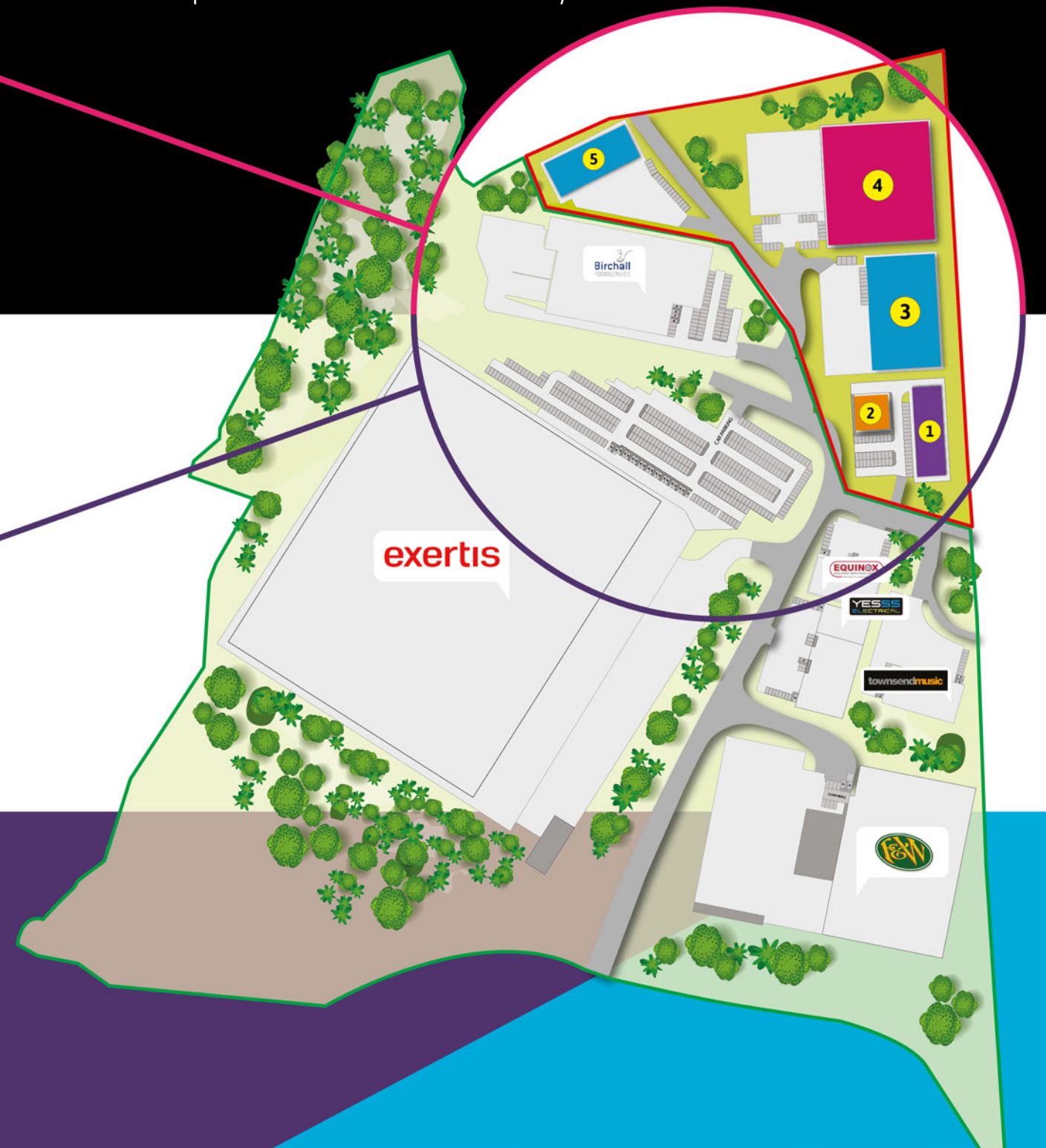
- Eaves heights between 6 – 15m
- FM2 floors with 50KN/m2 loading
- 1 loading door per 10,000 sq ft
- Plot density c 40 – 50%
- 35 – 50m deep yard areas
- BREEAM rating to suit individual company requirements
- Low carbon sustainable development

Indicative unit accommodation	
OPTION A	
BUILDING	SQ FT
UNIT 1	8,800
UNIT 2	5,500
UNIT 3	35,500
UNIT 4	57,500
UNIT 5	15,500
OPTION B	
BUILDING	SQ FT
UNIT 1	135,000
UNIT 2	15,500



Highlights

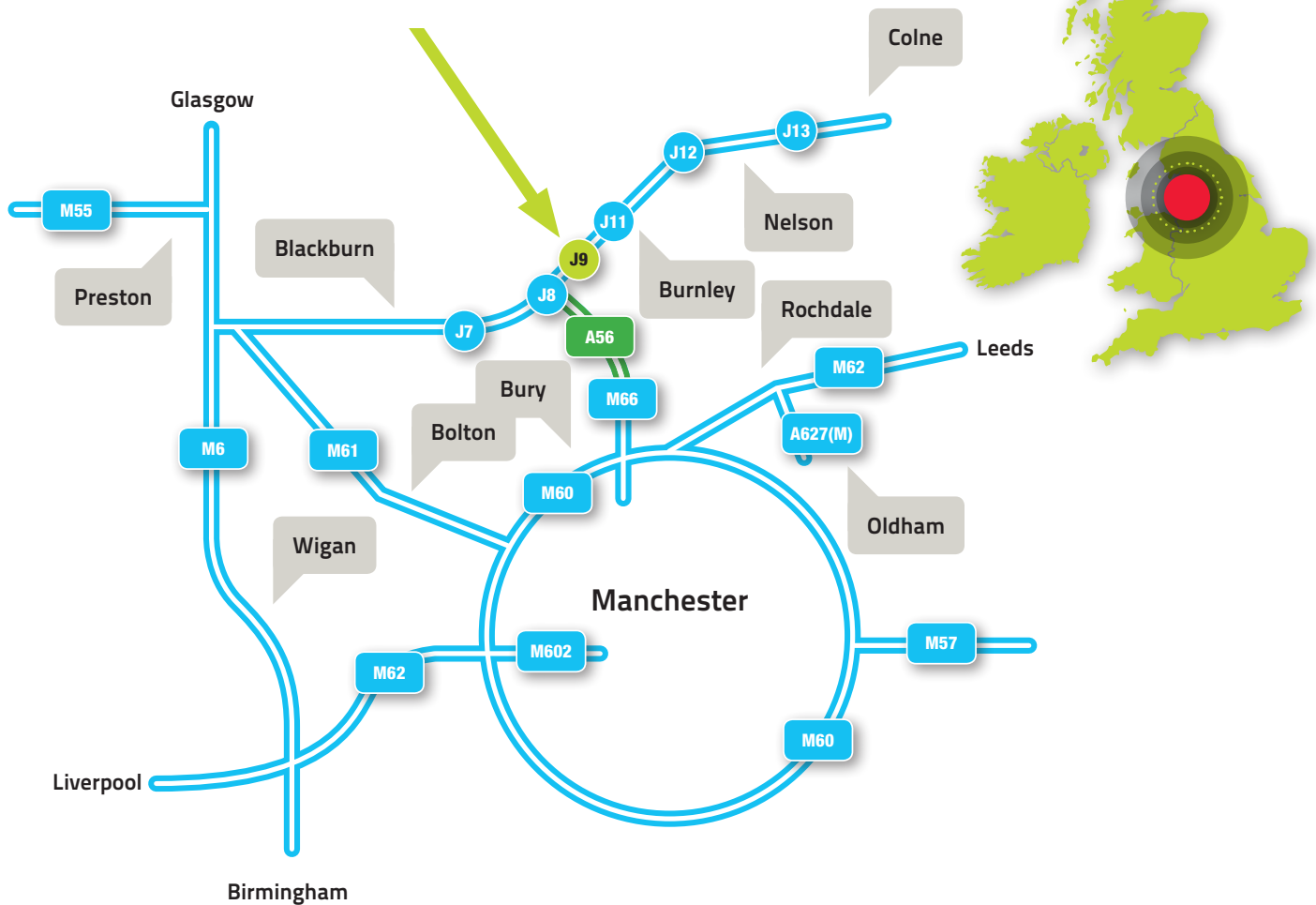
- Eshton's property development expertise, combined with that of our architectural and construction delivery partners, means that occupiers can be assured of both a commercially advantageous location and a sustainable built environment
- We understand that a company's premises needs to be aligned to business goals, whether that's growth, flexibility or specific layout requirement. By acquiring a unit within Titanium Park you will have the opportunity to shape the future of your business by defining the requirements for your property on site
- Titanium Park 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



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.

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 and profitable projects.

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