

# New Industrial / Warehouse Units

- Unit 1 – 12,000 sq ft
- Unit 2 – 20,000 sq ft
- Unit 3 – 70,000 sq ft

TO LET / FOR SALE



**Titanium Park**  
at Burnley Bridge



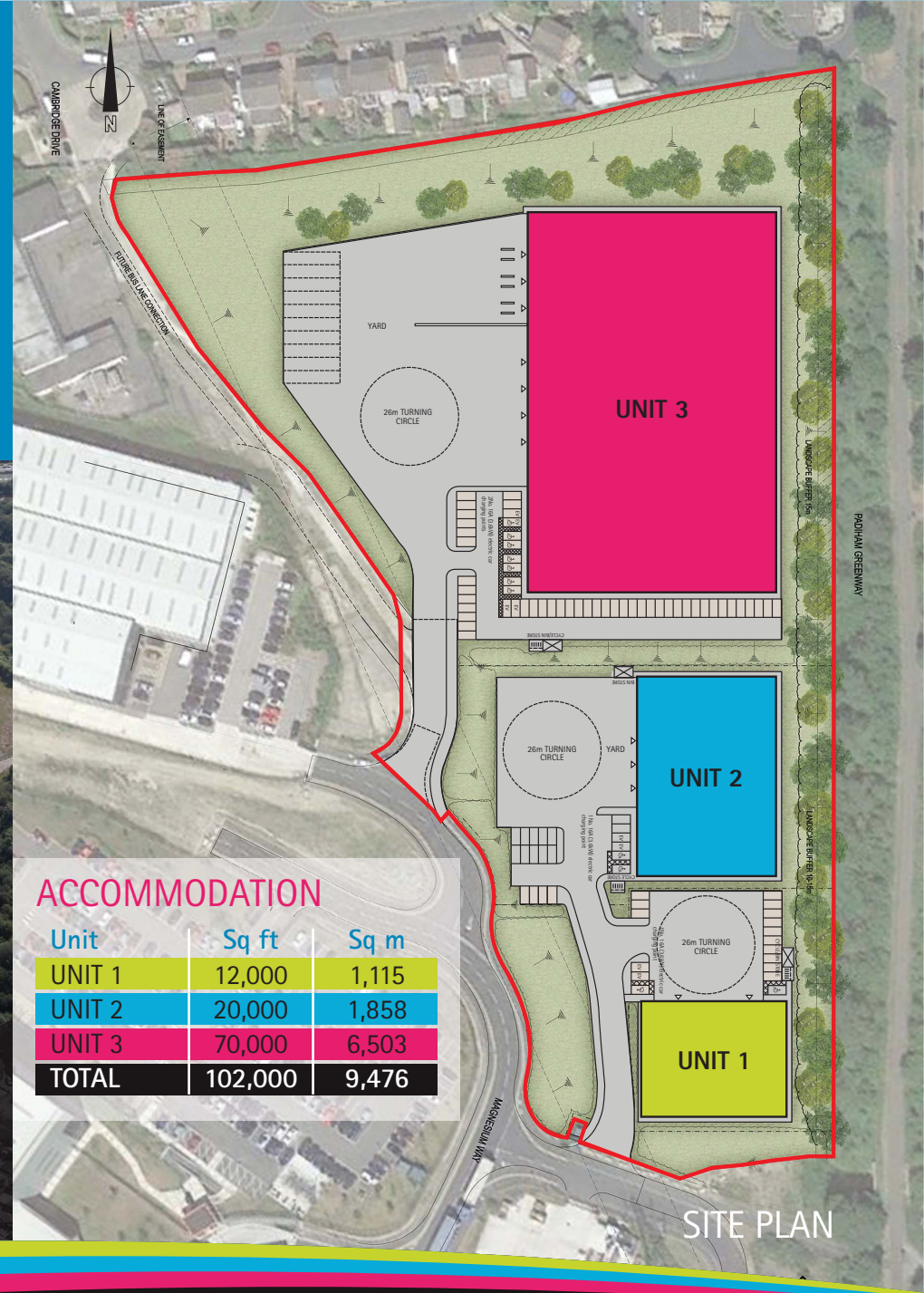
Titanium Park | Burnley Bridge | BB12 7BF | Junction 9 M65

[burnleybridge.co.uk](http://burnleybridge.co.uk)

## DEVELOPMENT

Titanium Park is a new phase of development at Burnley Bridge Business Park which is now 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.

The Titanium Park phase of development offers flexibility for businesses seeking custom-built premises for manufacturing or distribution purposes and can accommodate 12,000 sq ft, 20,000 sq ft and 70,000 sq ft units 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.



### ACCOMMODATION

| Unit         | Sq ft          | Sq m         |
|--------------|----------------|--------------|
| UNIT 1       | 12,000         | 1,115        |
| UNIT 2       | 20,000         | 1,858        |
| UNIT 3       | 70,000         | 6,503        |
| <b>TOTAL</b> | <b>102,000</b> | <b>9,476</b> |

- Plot 3 may be split
- Maximum eaves height 8m

## LOCATION

Titanium Park is located on Burnley Bridge, 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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