



FORWARD THINKING BUSINESS

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Pendle Park is a new commercial business park located off junction 13 (M65) Planning permission granted* for a major new logistics/manufacturing estate of 600,000 sq ft covering 55 acres.



Phase 1 - 250,000 sq ft (units from 1,500 - 195,000 sq ft)

Phase 2 - Up to 350,000 sq ft (approx.)

*Outline Planning Secured (B1,B2,B8). Alternative Uses (Subject to planning).

pendlepark

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PENDLE PARK

Pendle Park is a major, new, M65 employment site offering industrial, manufacturing and logistics opportunities.

The site can accommodate a single unit of upto 400,000 sq ft on a design and build basis.

Phase I offers a range of smaller units from 1,500-22,500 sq ft as well as 195,000 sq ft which will be ready for occupation in Q2 2022.

Phase 2 will offer a range of build to suit opportunities up to 350,000 sq ft.

A full design team is in place and ready to provide schemes based on the specific requirements of occupiers.

Pendle Park will benefit from a dedicated access off the A665 with new junction.

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JCT 13 ▶

PHASE 1

PHASE 2

pendlepark



LOCATION

The site is situated immediately adjacent to Lomeshaye Industrial Estate which is a well established industrial / logistics location.

The site will be accessed via new junction and spine road directly from the A6068 (Barrowford Road). This leads directly to the M65 motorway at junction 13.

Major Local Occupiers include:



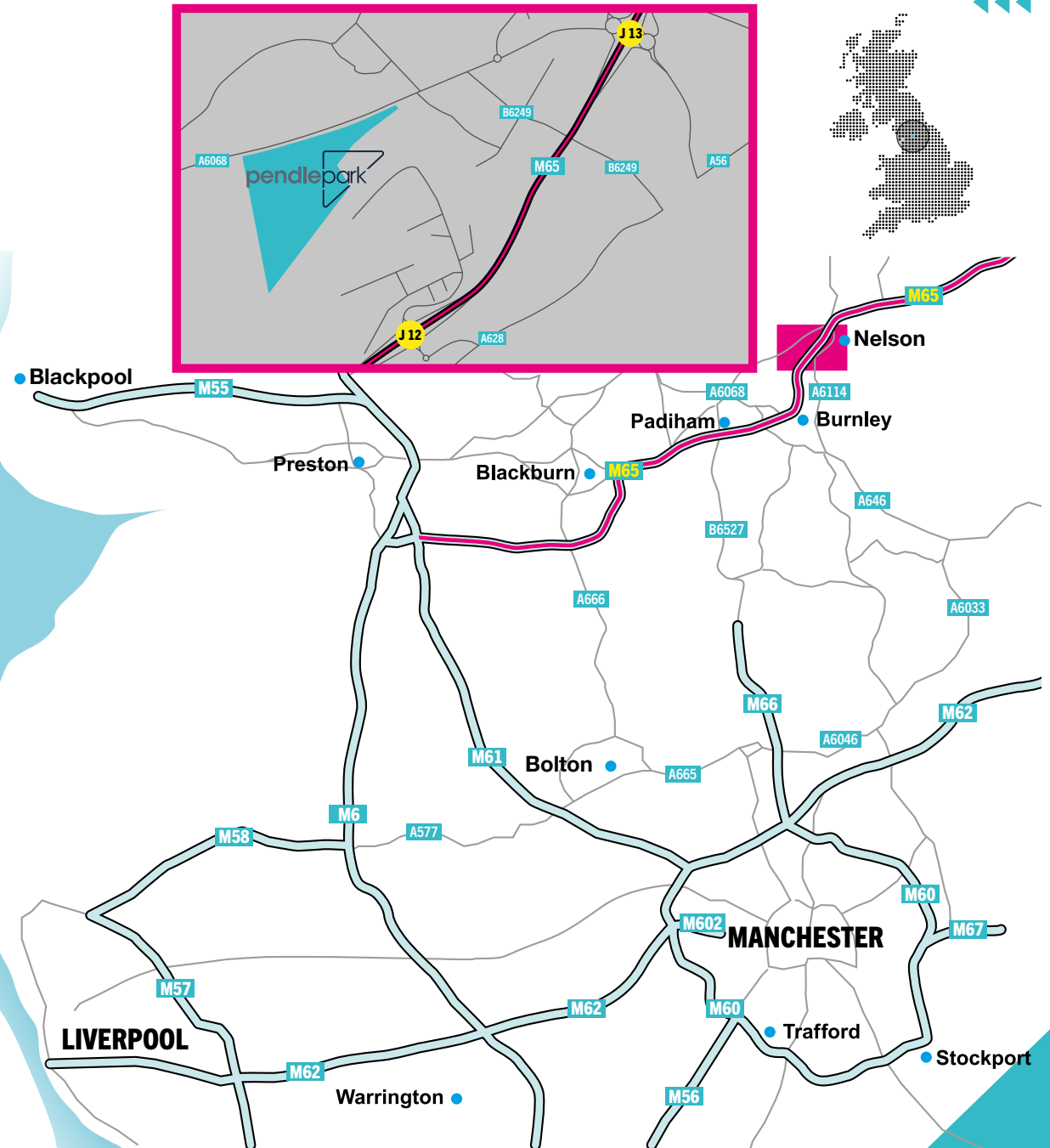
DRIVE TIMES

BURNLEY - 11 mins
BLACKBURN - 15 mins
PRESTON - 30 mins
MANCHESTER - 45 mins
LIVERPOOL - 60 mins
LEEDS - 70 mins



NEARBY MOTORWAYS

M65 - 2 mins
M61 - 18 mins
M6 - 20 mins
M62 - 25 mins
M66 - 14 mins



DEMO- GRAPHICS

The boroughs of Pendle and Burnley are located on the M65 Growth Corridor, providing excellent East-West connectivity from Lancashire, Yorkshire, and the wider North West of England.

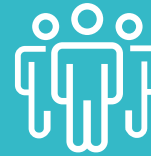
Within a 45-minute drive time of Pendle Park, there are 1.05 million economically active working age. (including Lancashire, Blackburn, Blackpool, Skipton, Calderdale, Rochdale and Bury).

Labour costs in Pendle and Burnley are lower than those across Lancashire, the North West and the UK. Median resident-based earnings average £24,800 in Pendle and Burnley, compared to £26,100 in the North West and £27,500 nationally.

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TOTAL EMPLOYMENT



82,000 Jobs
12% of all jobs in Lancashire

THE LARGEST EMPLOYMENT SECTORS



Manufacturing
Wholesale and Retail Health

JOBS IN THE LARGEST SECTORS:



17,000 Jobs
Manufacturing



14,000 Jobs
Wholesale and retail



10,000 Jobs
Health



6,500 Jobs
Education



5,000 Jobs
Accommodation
and food services



5,000 Jobs
Administration
and support



3,000 Jobs
Professional, scientific
and technical



3,000 Jobs
Construction

PENDLE PARK PHASE 1



PHASE 1

SCHEDULE

UNIT 1a	2,050 sq ft
UNIT 1b	2,050 sq ft
UNIT 1c	2,050 sq ft
UNIT 1d	2,050 sq ft
UNIT 1e	3,500 sq ft
UNIT 1g	5,100 sq ft
UNIT 1h	5,100 sq ft
UNIT 1j	7,500 sq ft
UNIT 1k	5,100 sq ft
UNIT 2	11,500 sq ft
UNIT 3	22,500 sq ft
UNIT 4a	1,500 sq ft
UNIT 4b	1,500 sq ft
UNIT 4c	1,500 sq ft
UNIT 9	195,000 sq ft



UNITS 1-2-4

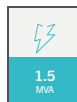
1,500 to 11,500 sq ft



Phase 1 is located to the front of the estate and will consist of units ranging from 1,500 sq ft to 195,000 sq ft.

Units will benefit from the following:

- Minimum 6m to underside of haunch
- Steel portal frame construction
- 50kn/m2 floor loading
- Drive in loading doors
- High quality internal office accommodation
- Dedicated service yards and parking
- Flexible accommodation – units could be split to meet occupier requirements.



SITE PLAN - UNIT LOCATIONS



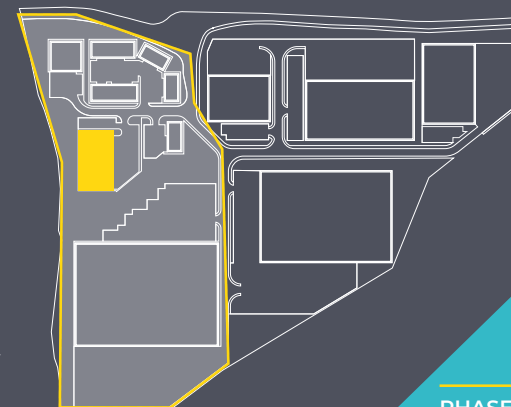
PHASE 1

UNIT 3

22,500 sq ft



SITE PLAN - UNIT LOCATION



PHASE 1

6 -15m INTERNAL ROOF HEIGHT	50kN/m ² FLOOR LOADING	3 DOCK DOORS	1.5 MVA	35 CAR PARKING SPACES	1 LEVEL ACCESS DOORS	15% ROOF LIGHTS	1Gbps ULTRAFAST BROADBAND	6 HGV TRAILER SPACES	35m YARD DEPTHS

UNIT 9

195,000 sq ft



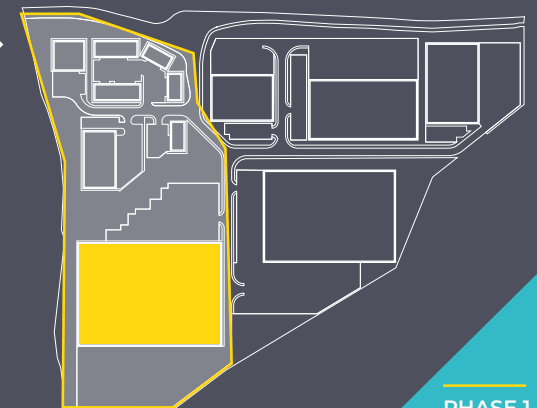
Unit 9 is a high specification warehouse/logistics facility which will benefit from the following specification.

It is envisaged that units will be constructed to meet the following criteria:

- 15m clear internal height
- 50 kn/m² floor loading
- 5% office content
- 55m yard depth
- Drive in and dock level loading (1 door per 10,000 sq ft approx).
- 15% roof lights
- Ample car parking
- Extensive HGV Trailer parking
- EV Charging Points
- Cycle Parking provision
- Breem Very Good

6-15m INTERNAL ROOF HEIGHT	50kN/m ² FLOOR LOADING	3-10 DOCK DOORS	1.5 MVA	300 CAR PARKING SPACES	2-3 LEVEL ACCESS DOORS	15% ROOF LIGHTS	1Gbps ULTRAFast BROADBAND	30 HGV TRAILER SPACES	55m YARD DEPTHS	CYCLE PARKING SPACES	10 EV CHARGING POINTS

SITE PLAN - UNIT LOCATION



PHASE 1

PHASE 2

Phase 2 will offer further opportunities to occupiers on a build to suit basis. A full design team is in place to provide full plans, specification and costings for buildings meeting the exact requirements of occupiers.

A single building of up to 300,000 sq ft (approx) could be accommodated, while the adjacent plan shows another option providing buildings of between 33,000 and 165,000 sq ft

For more information on specification and detailed proposals, please contact the agent.

SCHEDULE

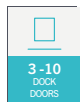
UNIT 5	33,000 sq ft
UNIT 6	85,000 sq ft
UNIT 7	50,000 sq ft
UNIT 8	165,000 sq ft



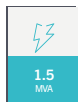
6-15m
INTERNAL
ROOF HEIGHT



50kN/m²
FLOOR
LOADING



3-10
DOCK
DOORS



1.5
MVA



300
CAR PARKING
SPACES



2-3
LEVEL ACCESS
DOORS



15%
ROOF
LIGHTS



1Gbps
ULTRAFAST
BROADBAND



30
HGV TRAILER
SPACES



55m
YARD
DEPTHS



CYCLE
PARKING
SPACES



10
EV CHARGING
POINTS

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