

FRONTIER PARK

An aerial rendering of the Frontier Park industrial estate. The image shows several large, modern industrial buildings with grey roofs and walls, surrounded by extensive parking lots filled with cars. The park is landscaped with green grass, trees, and a central roundabout with a decorative fountain. The background shows a residential area with houses and a distant view of a green landscape under a blue sky with light clouds.

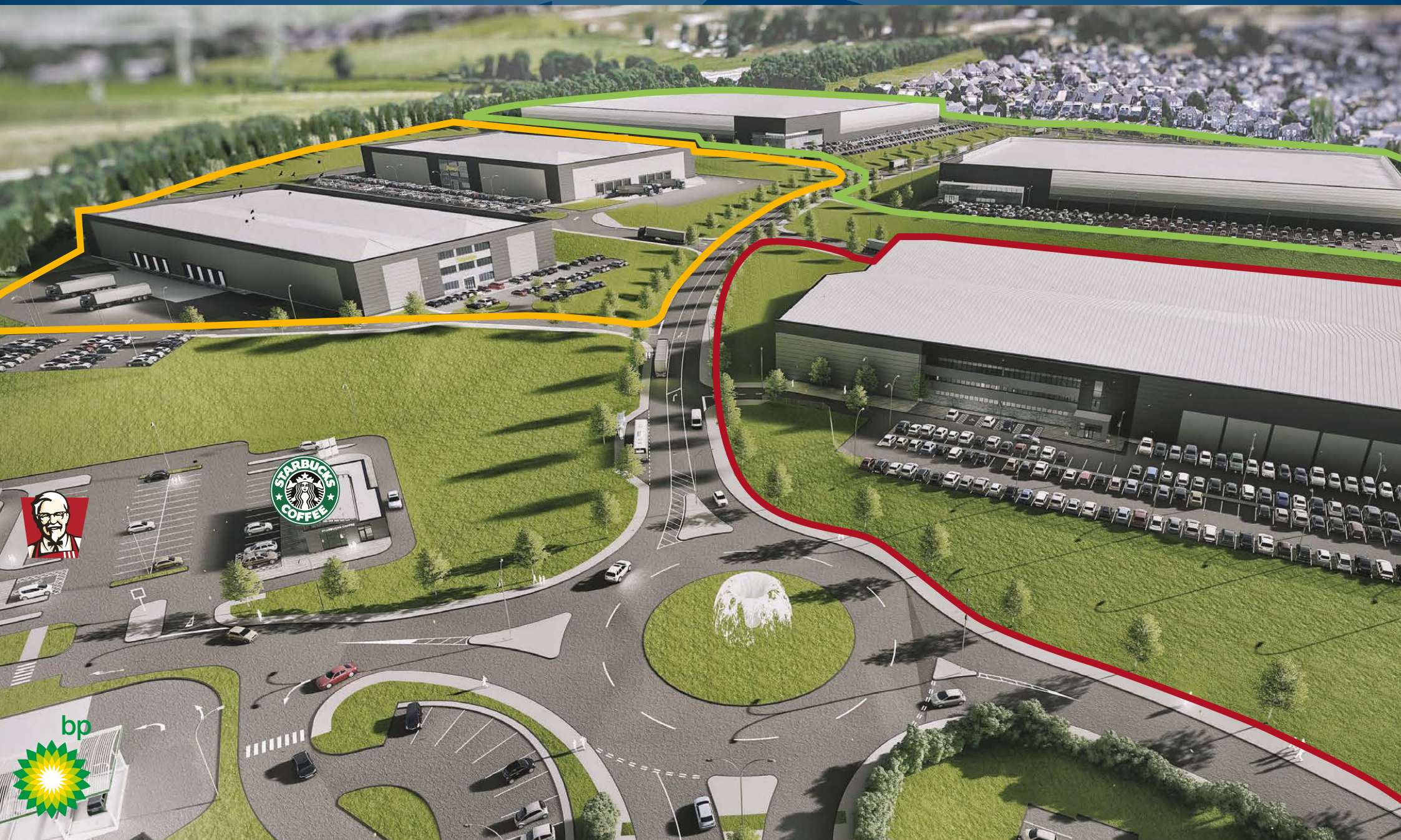
J6 M65 BLACKBURN

TO LET
LOGISTICS
MANUFACTURING
BUILD TO SUIT
OPPORTUNITIES
FROM 100,000 SQ FT
TO 400,000 SQ FT

 SAT NAV:
BB1 3HR

FRONTIERPARK

Frontier Park is a new mixed use development with planning consent for c.1m sq ft of industrial and warehouse accommodation. The 90 acre site has immediate access to Junction 6, M65.



DEMOGRAPHICS & CATCHMENT

Frontier Park is located at the boundary of Hyndburn BC and Blackburn with Darwen BC with a combined economically active population of 107,000 and a further 155,000 in the East Lancashire region.



Frontier Park is in a prime location within an easy commute of Preston, Leeds & Manchester.

(source: ONS)



The Economically Active North West population is 3,544,000 of which Blackburn has 100,750

(source: NOMIS)



Frontier Park is located within the East Lancashire region which has a working age population of 262,000 people.

(source: ONS)



4,000 people work in the logistics and distribution sector.

(source: ONS)



The average salary for a warehouse operative is £17,000 per annum.

(source: ONS)



25.6% of the population of Blackburn are qualified with NVQ 4 and above.

(source: NOMIS)



Average weekly pay in the Blackburn area is £462.50.

(source: ONS)



16,000 people work in the manufacturing sector.

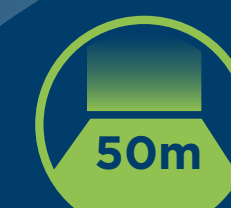
(source: ONS)



DESIGN & BUILD SOLUTIONS

The build to suit plots offer the ability to satisfy the individual occupier requirements from 100,000 sq ft to 400,000 sq ft.

The typical specification for B2/B8 use will include:



50M DEEP YARD



FRONTIER PARK HAS A TOTAL SUPPLY OF 11.5 MVA



DOCK & LEVEL ACCESS LOADING AT A RATIO OF 1:10,000 SQ FT



50 KNM² FLOOR LOADING



CAR PARKING RATIO 1 : 100 SQ M



15M+ EAVES HEIGHT

An experienced professional team can provide a build to suit proposal and plans once a design brief has been agreed.

ACCOMMODATION

FP2 UP TO **215,000 SQ FT** (19,974 SQ M)

FP3 UP TO **400,000 SQ FT** (37,161 SQ M)



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LOCATION

Frontier Park is located two miles east of Blackburn centre and immediately adjacent to Junction 6, M65, with direct access to Whitebirk Roundabout and Whitebirk Drive, the town's premier employment area.

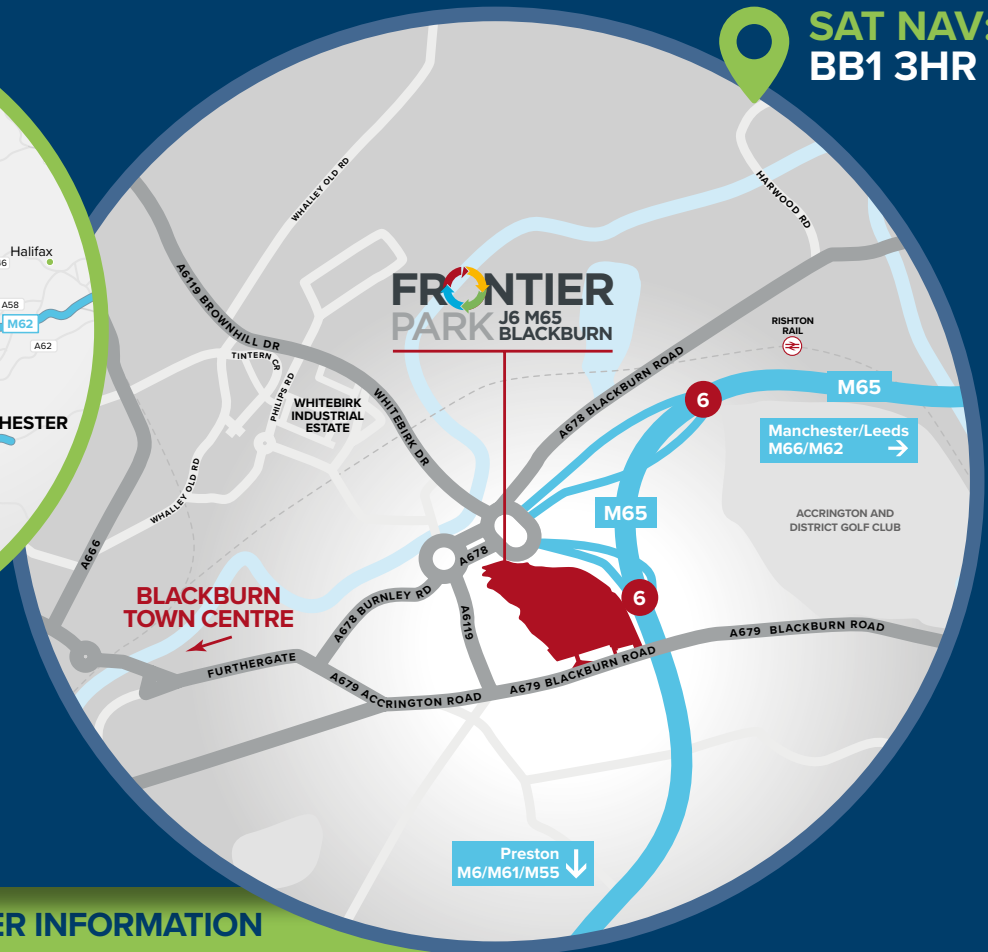
The M65 is the primary economic corridor through East Lancashire linking Blackburn with the M6 and M61 at Bamber Bridge to the south of Preston some 11 miles distant and to Burnley, 10 miles to the east. The M66 is approximately 11 miles away via the M65 and A56. This provides excellent access to M60/M62, and the Greater Manchester conurbation.

DRIVE TIMES

Burnley	9.4 miles	15 mins
Preston	16.7 miles	25 mins
Heysham Port	59.8 miles	1 hour 42 mins
Liverpool City Centre	43.9 miles	1 hour 2 mins
Liverpool Airport	52.2 miles	59 mins
Liverpool Docks	40.7 miles	49 mins
Manchester City Centre	30.5 miles	47 mins
Manchester Airport	45.2 miles	47 mins
M61 (Jct 9)	10.9 miles	12 mins
M6 (Jct 29)	12.3 miles	13 mins
M55	19.1 miles	20 mins
M66 (Jct 1)	17.0 miles	19 mins
M62 (Jct 18)	23.2 miles	25 mins

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FURTHER INFORMATION

Units are available on a leasehold basis, please contact the joint letting agents for further information.



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