

# FRONTIER PARK

J9 M65 BURNLEY

NEW SPECULATIVE  
INDUSTRIAL/  
LOGISTICS  
DEVELOPMENT  
TO LET

5 NEW UNITS FROM  
39,000 TO  
158,800 SQ FT

FRONTIERPARK.COM

▶ ENTER



SAT NAV  
BB11 5ST



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HOME

**DESCRIPTION**

AERIAL CGI

SITE PLAN

ACCOMMODATION  
SUMMARY

SPECIFICATION

DEMOGRAPHICS

LOCATION

CONTACT



**FRONTIER PARK BURNLEY COMPRISES A NEW SPECULATIVE INDUSTRIAL/LOGISTICS DEVELOPMENT COMPRISING 5 UNITS BETWEEN 39,000 – 158,500 SQ FT. THE SCHEME PROVIDES DIRECT ACCESS TO J9 OF THE M65 MOTORWAY.**



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**FP3**  
158,800 SQ FT

**FP4**  
89,400 SQ FT

**FP2**  
157,740 SQ FT

**FP5**  
94,400 SQ FT

**FP1**  
39,070 SQ FT

A679 ACCRINGTON RD

J9 M65



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Unit	Floor Areas (GIA Sq Ft)			Height to Eaves (m)	Loading Doors		Car Parking Spaces	Yard Depth (m)	Power	Completion Date
	Ground	First	Total		Docks	Level Access				
FP1	35,000	4,070	39,070	10	0	4	52	33	500 KVA	Q2 2024
FP2	150,000	7,740	157,740	10	2	8	138	44 - 51	1 MVA	Q2 2024
FP3	150,000	8800	158,800	12	6	3	Upto 123	47	1 MVA	Q4 2024
FP4	85,000	4400	89,400	12.5	4	2	79	44	1 MVA	Q1 2025
FP5	90,000	4400	94,400	12.5	4	2	51	43	1 MVA	Q1 2025



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CAT A SPECIFICATION  
OFFICES



BREEAM VERY GOOD STANDARD  
EPC RATING: B



DOCK LOADING DOORS  
INCLUDING EURO DOCK DOORS



LEVEL ACCESS / DRIVE IN  
LOADING DOORS



UP TO 1,500 KVA  
POWER SUPPLY



10-12.5M TO UNDERSIDE  
OF HAUNCH



50 KN/M<sup>2</sup>  
FLOOR LOADING



INDICATIVE IMAGES





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## DEMOGRAPHICS & CATCHMENT

Frontier Park is located at the boundary of Burnley BC and Hyndburn 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 **Burnley has 149,422**.  
(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 Burnley are qualified with **NVQ 4 and above**.  
(source: NOMIS)



Average weekly pay in the Burnley area is **£462.50**.  
(source: ONS)



**16,000 people** work in the manufacturing sector.  
(source: ONS)



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## LOCATION

Frontier Park is located 3 miles east of Burnley centre and has immediate access to Junction 9, M65 via A679 Accrington Road.

The M65 is the primary economic corridor through East Lancashire linking Burnley with the M6 and M61. The M66 is approximately 11 miles away via the M65 and A56.



Burnley	3 miles	13 mins
Preston	23 miles	32 mins
M61 (Jct 9)/M6 (Jct 29)	20 miles	20 mins
M55	25 miles	25 mins
M66 (Jct 1)	11 miles	14 mins
M62 (Jct 18)	19 miles	25 mins

 **SAT NAV**  
**BB11 5ST**

**THE M65 IS THE PRIMARY ECONOMIC CORRIDOR THROUGH EAST LANCASHIRE LINKING BURNLEY WITH THE M6 AND M61 PROVIDING EXCELLENT ACCESS TO M60/M62**



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WWW.FRONTIERPARK.COM



## FURTHER INFORMATION

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



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