

# LUNE

# BUSINESS PARK

LANCASTER LA1 5QP

AVAILABLE Q4 2022



**NEW FOOD, RETAIL, LEISURE & OFFICE UNITS**

FROM **1,672 – 9,089 SQ FT**

- SUITABLE FOR A VARIETY OF USES
- LOCATED ON AN ESTABLISHED BUSINESS PARK: LARGE CUSTOMER BASE ON YOUR DOORSTEP
- FULL A1 CONSENT



# DESCRIPTION

Lune Business Park is an established, popular business destination that is expanding to provide a further 200,000 sq ft of high quality speculative and bespoke industrial units ranging in size from 1,000 sq ft to 150,000 sq ft. As part of the new expansion, plans include 9,089 sq ft of space suitable for a range of uses including office, retail, café and nursery use. The units will feature insulated steel-clad walls of contrasting grey horizontal cladding with mono pitched roof. Construction is due to start on site Q1 of 2022.



**WC / KITCHEN FACILITIES**



**DDA COMPLIANT**



**65 DEDICATED CAR PARKING SPACES**





- Existing units
- New Industrial units
- New Retail, Leisure and Office units

**FOOD,  
RETAIL,  
LEISURE  
AND OFFICE  
SPACE**

# PART OF A MAJOR NEW DEVELOPMENT AT LUNE BUSINESS PARK

## SUITABLE FOR A VARIETY OF USES INCLUDING RETAIL, LEISURE AND OFFICE SPACE

FROM 1,672 SQ FT  
– 9,089 SQ FT



**65 DESIGNATED  
CAR PARKING  
SPACES**



**PROMINENT  
RETAIL  
TRADING  
POSITION**



**EMPLOYING  
OVER 1,000  
PEOPLE**

CURRENT SPACE	<b>180,000 SQ FT</b>
NEW SPACE	<b>200,000 SQ FT</b>
TOTAL	<b>380,000 SQ FT</b>

# STRATEGIC LOCATION

Lune Business Park is located just a mile from the centre of Lancaster on New Quay Road, adjacent to the river Lune. It is within a short drive of junctions 33 and 34 of the M6 motorway.

The A6 passes through Lancaster city centre leading southwards to Preston, Chorley and Manchester and northwards to Carnforth, Kendal, Penrith and Carlisle. The A683 link road, opened in recent years, has further improved access in the area. Lancaster is served by the West Coast Main Line at Lancaster railway station.

# GREAT CONNECTIONS



**EXCELLENT ACCESS TO J34/M6**



**EXCELLENT ACCESS / A683 LINK ROAD**



**RAIL / WEST COAST MAIN LINE**



**PORT OF HEYSHAM**



**FIVE MINUTE DRIVE TO LANCASTER CITY CENTRE**

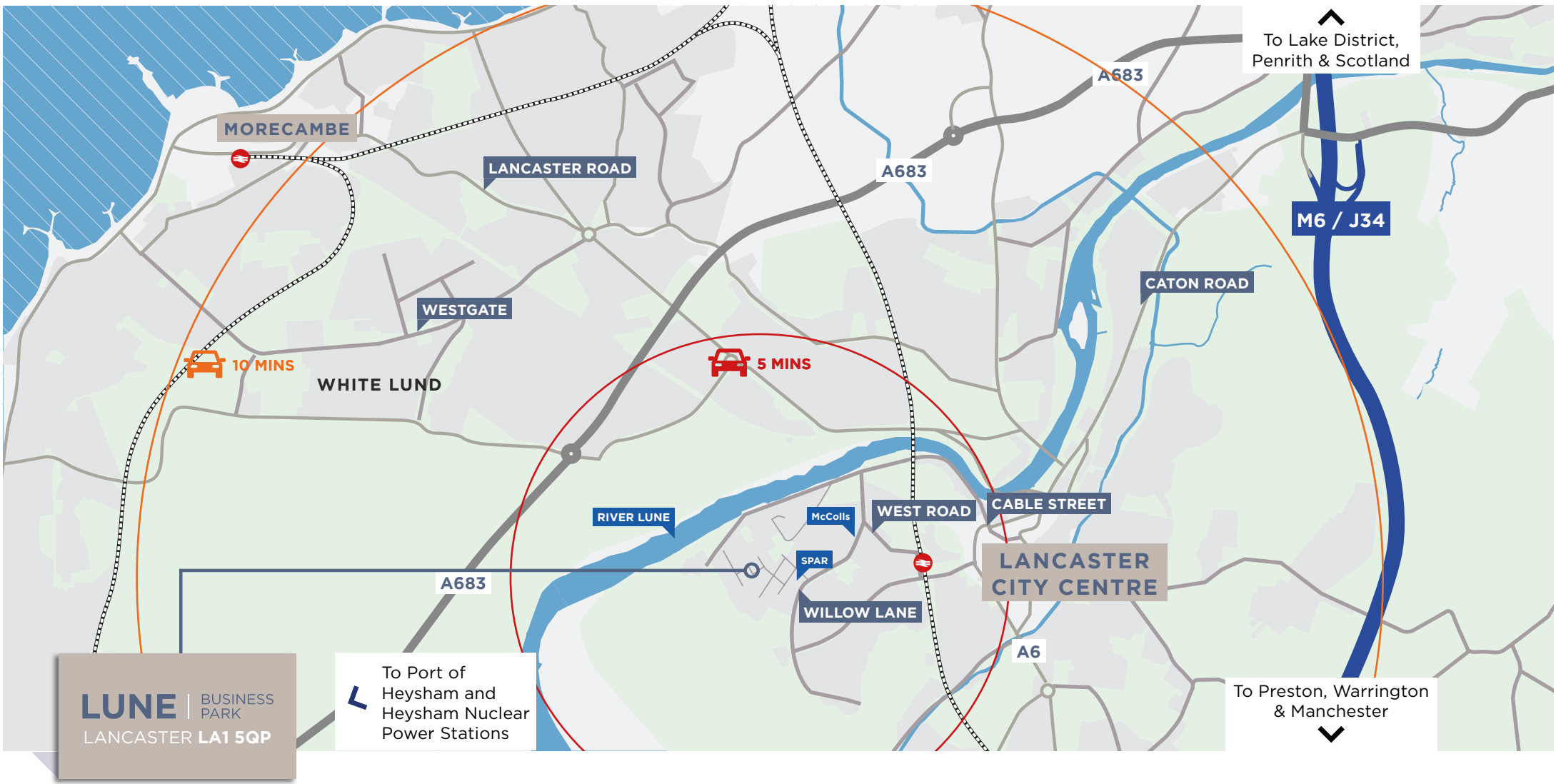


**WELL-ESTABLISHED BUSINESS PARK**



## DRIVE TIMES

Lancaster City Centre	5 mins 1 mile
Morecambe	15 mins 5 miles
Port of Heysham	17 mins 7 miles
M6	10 mins 3.4 miles
Preston	39 mins 26 miles
Penrith	1 hr 50 miles
Manchester	1hr 12 mins 59 miles
Carlisle	1hr 15 mins 67 miles



**LUNE** | BUSINESS PARK  
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To Port of Heysham and Heysham Nuclear Power Stations

**LARGE CUSTOMER BASE ON YOUR DOORSTEP WITH 220,000 SQ FT OF NEW DEVELOPMENT WITHIN LUNE BUSINESS PARK STRENGTHENING THE LOCAL CATCHMENT AREA**

Local Businesses with large workforces / potential customers include STS Manufacturing, Howdens, White & Company, Taipale Automotive, Spandex, Metamark UK & VuFlex.



**CLOSE PROXIMITY TO 1,000 NEW BUILD HOME DEVELOPMENT**

**KEY**

EXCELLENT CATCHMENT AREA

5 MINS DRIVE TIME

10 MINS DRIVE TIME

# DEMOGRAPHICS EMPLOYMENT & CATCHMENT



Lancaster is a city of diverse entrepreneurship which ranges from brewing and book publishing at one end of the scale to nuclear energy facilities at Heysham. Digital Lancaster underpins Lancaster University as a globally significant leader in higher education and digital innovation. Lancaster is a destination for heritage and artistic quality, attracting significant numbers of visitors and families.

Read the Lancaster Story here  
<https://lancaster.uk.com/>



Lancaster has a retail  
**CATCHMENT  
POPULATION  
OF 290,000  
PEOPLE**

(CACI 30 minute drive time).



**OVER  
7 MILLION  
TOURISTS**

visit the area,  
generating in excess  
of over **£400 million**  
for the economy.



Lancaster has a  
**POPULATION  
OF 144,000  
PEOPLE,**

with a high proportion  
of young adults, aged  
15-24 (PROMIS).



Lancaster is also home to  
**UNIVERSITY  
OF CUMBRIA  
CAMPUS**

located on the edge of  
the city centre.



There are  
**OVER 15,000  
REGISTERED  
STUDENTS,**

providing an attractive  
profile for retailers and  
leisure operators.



In 2020, there are  
**4,700 ACTIVE  
ENTERPRISES**

in the Lancaster district.



Lancaster faces  
**BELOW  
AVERAGE  
COMPETITION**

from competing retail  
centres, ranking 24 out of  
the 200 PROMIS centres  
on the PMA Competition  
Indicator.



Lancaster University is among  
the **best in the UK** and is the

**HIGHEST RANKED  
UNIVERSITY**

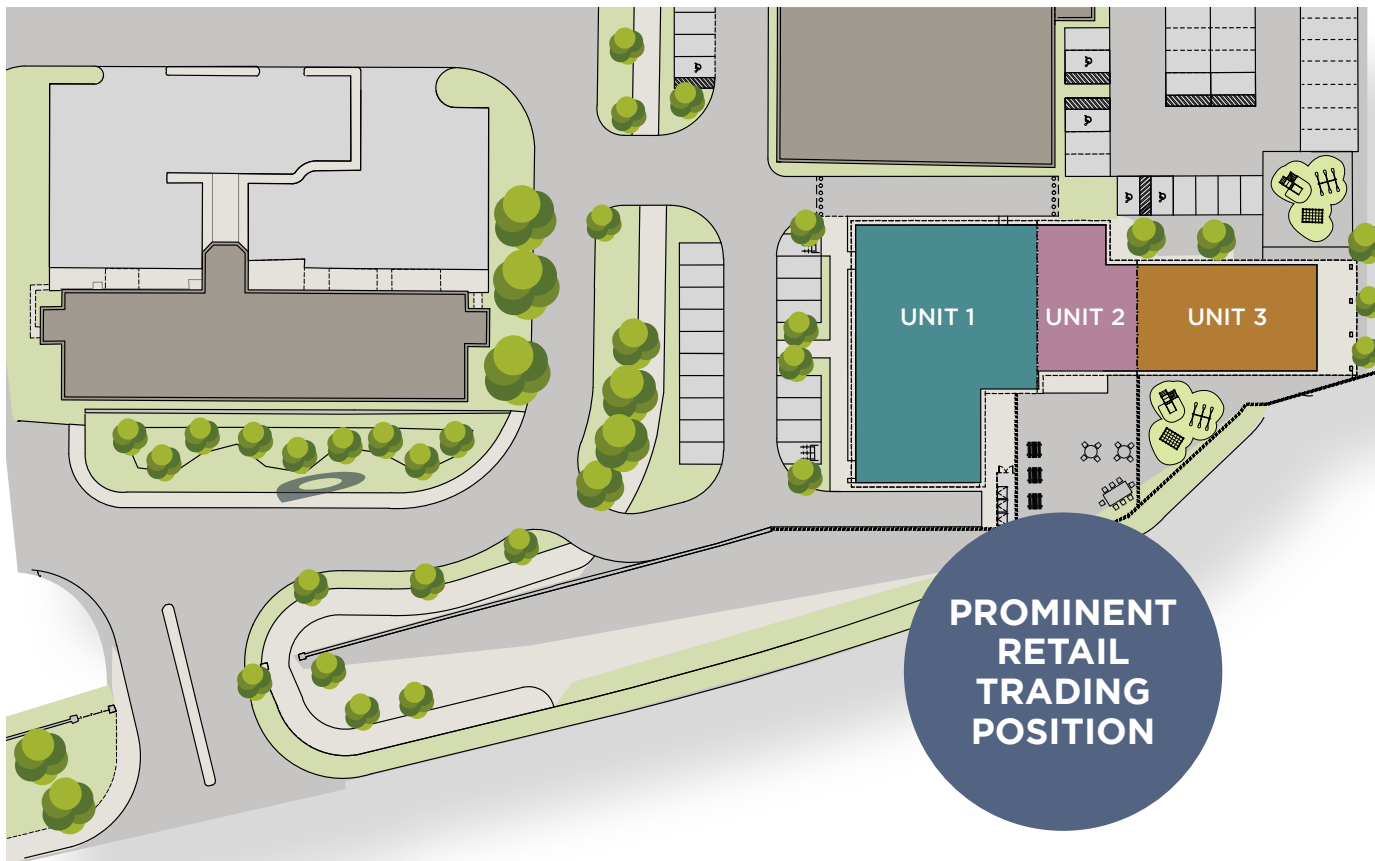
in the north west of England.

# RETAIL AND LEISURE UNITS

## ACCOMMODATION

BLOCK	UNIT SQ FT	TOTAL UNITS	TOTAL SQ FT
UNIT 1	5,143	1	5,143
UNIT 2	1,672	1	1,672
UNIT 3	2,274	1	2,274
<b>TOTAL</b>		<b>3</b>	<b>9,089</b>

\* Sizes can suit multiple requirements and uses including offices



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## EPC

Energy Performance Certificates are available on request.

## VAT

VAT will be charged at the prevailing rate.

## ALL ENQUIRIES

Hurstwood Holdings  
Chloe Ellerby BSc MRICS  
T 0161 220 1999  
E [chloe.ellerby@hurstwoodholdings.com](mailto:chloe.ellerby@hurstwoodholdings.com)

## RATING

Each unit will be separately assessed upon completion of the build. Further details are available on request.

## TERMS

The units are available To Let on terms to be agreed.

Taylor Weaver  
James Taylor  
T 01257 204 900  
E [james@taylorweaver.co.uk](mailto:james@taylorweaver.co.uk)

CN PROP  
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