

LUNE

BUSINESS PARK

LANCASTER LA1 5QP
ACCESS VIA NEW QUAY ROAD

AVAILABLE 2023



MAJOR NEW DEVELOPMENT
INDUSTRIAL & LOGISTICS SPACE AVAILABLE TO LET

1,000 - 75,000 SQ FT ON AN 18.35 ACRE SITE

DESIGN & BUILD OPPORTUNITIES: SUPERB POTENTIAL FOR LOGISTICS



HURSTWOOD
HOLDINGS

DESCRIPTION

Lune Business Park is a major new 23 acre development by Hurstwood Holdings providing an opportunity for tenants to expand or relocate at this established park in the busy city of Lancaster.

This mixed-use scheme, totalling 200,000 sq ft of new industrial space, will provide high quality and refurbished units ranging in size from 1,000 sq ft - 750,000 sq ft.

The units will benefit from:

- Steel portal frame construction
- 5-10m eaves
- Insulated dual pitched roof
- Insulated grey cladding
- Solid concrete floor
- DDA compliant
- Separate personal door
- Electric roller shutter door
- 3 phase electricity supply
- Designated car parking and yard areas
- Kitchen and WC facilities
- Mezzanine accommodation available on request

BESPOKE SOLUTIONS: HIGH SPECIFICATION



**ELECTRIC
LOADING DOORS**



**PRIVATE GATED YARDS
TO SOME UNITS**



**INTEGRAL
OFFICES**



**ABILITY TO
COMBINE UNITS**



**LANDSCAPED
ENVIRONMENT**



**ELECTRIC CAR
CHARGING POINTS**





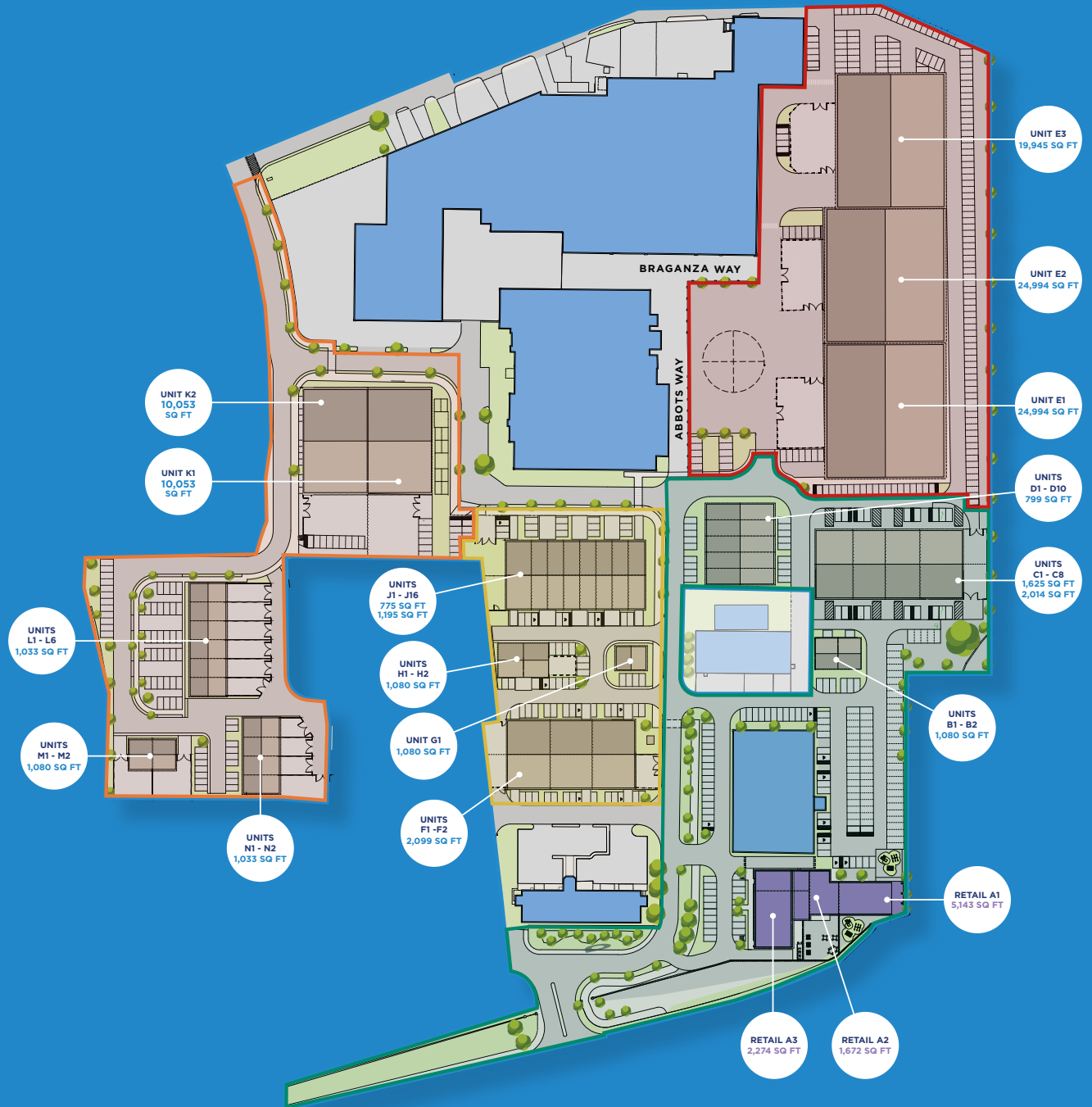
LUNE | BUSINESS PARK

LOGISTICAL INDUSTRIAL UNITS

UNITS RANGING IN SIZE FROM 1,000 SQ FT - 75,000 SQ FT

- PHASE 1 - Due to complete Q1 2023
- PHASE 2 - Due to complete Q1 2024
- PHASE 3 - Due to complete Q1 2025
- PHASE 4 - Due to complete Q1 2026

- Existing units
- New Industrial units
- New Amenities



ACCOMMODATION

UNIT	UNIT SQ FT	+ MEZZANINE SQ FT	TOTAL UNITS	USE CLASS
F1 - F6	2,099	904	6	B2
G1	1,080	344	1	B2
H1 - H2	1,080	344	2	B2
J1-7 & J9-15	775	348	14	B2
J8 & J16	1,195	512	2	B2
D1 - D10	799	344	10	B2
B1 & B2	1,080	344	2	B2
C1-4 & C6-8	1,625	698	6	B2
C1 & C5	2,014	865	2	B2
E1	24,994		1	B2 / B8
E2	24,994		1	B2 / B8
E3	19,945		1	B2 / B8
K1	10,053		1	B2
K2	10,053		1	B2
L1 - L6	1,033	525	6	B2
M1 -M2	1,080	344	2	B2
N1 - N4	1,033	525	4	B2
A3	2,274		1	D1
A2	1,672		1	A3
A1	5,143		1	A1

65 units totalling 193,229 sq ft

DESIGN & BUILD OPPORTUNITIES

Design and build opportunities are available for bespoke buildings, planning use B2 and B8 (industrial and warehouse) uses.

AMENITIES

The scheme will incorporate a café, pharmacy, convenience store and nursery as part of the park's redevelopment.

PARKING

There are a total of 493 parking bays proposed (including allocated disabled bays, motorcycle provisions & additional formalised parking for existing retained buildings). In addition, 30 electric vehicle charging points are proposed.

SERVICES

All mains services will be available including 3 phase power as standard.



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.

“ **EXCELLENT LAST MILE DISTRIBUTION LOCATION** ”

GREAT CONNECTIONS



**ACCESS TO
J34 / M6**



**GOOD ACCESS /
A683 LINK ROAD**



**RAIL / WEST
COAST MAIN LINE**



**PORT OF
HEYSHAM**



**CLOSE LANCASTER
CITY CENTRE**

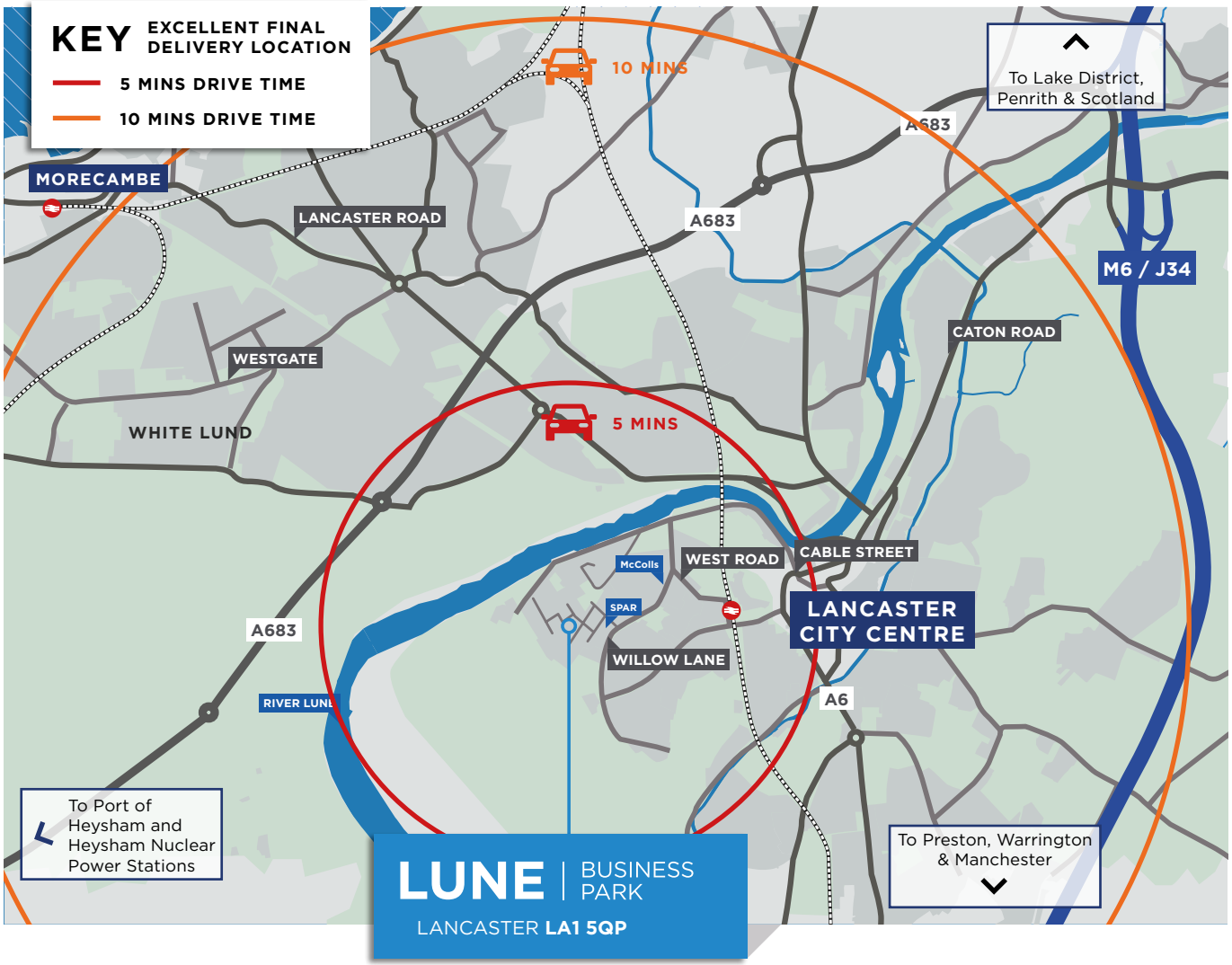


**WELL-ESTABLISHED
BUSINESS PARK**



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



ESTABLISHED BUSINESS PARK CLOSE TO THE CENTRE OF LANCASTER WITH GOOD ACCESS TO M6 MOTORWAY

Local Businesses include STS Manufacturing, Howdens, White & Company, Taipale Automotive, Spandex, Metamark UK & VuFlex.



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/>

Increasing population of 146,038



Lancaster City Council is the second largest Lancashire authority in geographic terms covering 576 square kilometres. **In 2020, there are 4,700 active enterprises in Lancaster district.**



Higher education institutions, especially the university, are a key sources of employment. Lancaster University is among the best in the UK and is the highest ranked university in the north west of England.

Lancaster University has 11,986 students and staff forming major part of the local economy.

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LANCASTER LA1 5QP



EPC

Energy Performance Certificates are available on request.

VAT

VAT will be charged at the prevailing rate.

ALL ENQUIRIES

Hurstwood Holdings

Chloe Ellerby

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Taylor Weaver

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Savills

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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 new FRI leases for a term to be agreed.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.
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