

# ALTHAM PARK. SOUTH J8/M65

- NEW STRATEGIC EMPLOYMENT SITE FOR LOGISTICS, MANUFACTURING AND DISTRIBUTION
- DESIGN AND BUILD OPTIONS UP TO 800,000 SQ FT, SUBJECT TO PLANNING
- FOR SALE / TO LET
- EXCELLENT TRANSPORT LINKS AT J8 OF THE M65 AND IN CLOSE PROXIMITY TO THE M6 AND M66 MOTORWAYS
- OCCUPATION FROM Q4 2024
- UP TO 7MVA POWER



INDICATIVE MASTERPLAN

## DESIGN AND BUILD OPPORTUNITY

Plans are being brought forward by Caddick Developments and Bridge Properties in parallel with Hyndburn Council's emerging local plan to deliver up to 800,000 sq ft of logistics space, providing jobs and opportunities for people across Hyndburn.

A project by

**CaddickDevelopments.** | [caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)

 **BB5 5US**



 BURNLEY

M65

MANCHESTER/M66 ▶

◀ YORKSHIRE/LEEDS

M65

A56

A6068

A6068

M65/J8

M65

PRESTON/M6 ▶

ALTHAM LANE

◀ A678 & A6068 ALTHAM LANE

# ALTHAM PARK. SOUTH

J8/M65

60 ACRES (24.28 HECTARES)

 ALTHAM  
BUSINESS  
PARK



Please enjoy a virtual  
tour of our site.

OPPORTUNITIES AVAILABLE  
UP TO **800,000 SQ FT**

 BB5 5US



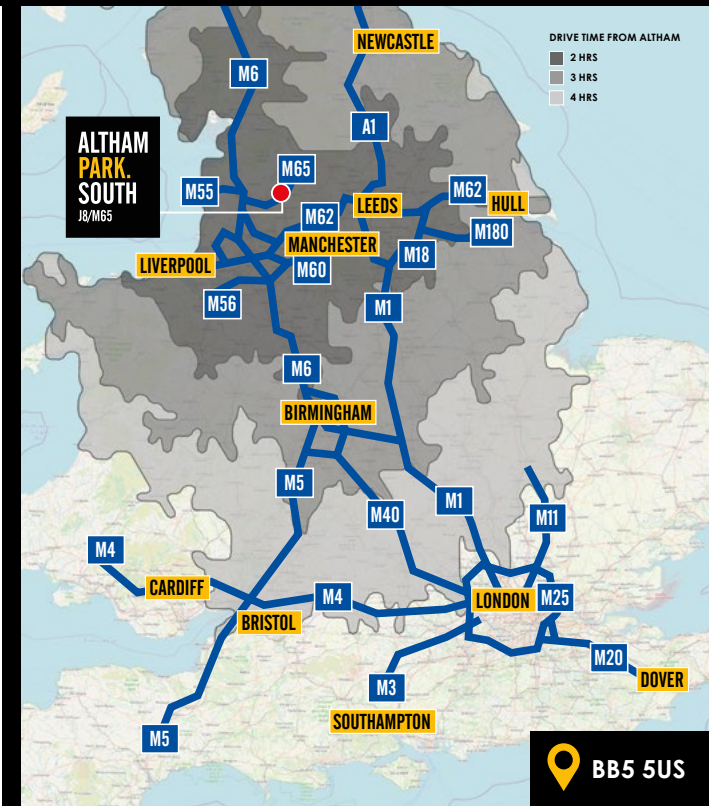
# ALTHAM PARK. SOUTH J8/M65

## LOCATION

Altham Park is strategically situated in the heart of central Lancashire at junction 8 of the M65 motorway on the established Altham Business Park. Situated on the main corridor through East Lancashire it is an ideal location to serve not only the Lancashire conurbations but the wider North West region with easy access to M66, M61 and M6 Motorways.

## LOCAL OCCUPIERS

Boohoo	Exertis
Fagan Whalley	Studio Retail Group
Innova solutions	Warbutons
Pentland Brands	Safran



Destination	Distance	Drive Time
Burnley	6.7 miles	18 mins
M61 (Jct 9)	18.8 miles	21 mins
M66 (Jct 1)	19.1 miles	24 mins
M6 (Jct 29)	19.5 miles	32 mins
Preston	19.9 miles	41 mins
M62 (Jct 18)	21.2 miles	27 mins
Mcr Centre	25.5 miles	47 mins
Mcr Airport	40.0 miles	42 mins

\* Source: Google

# ALTHAM PARK. SOUTH

J8/M65

## DEMOGRAPHICS

East Lancashire benefits from strong demographics and is an attractive location for occupiers relocating or expanding in the area due to the available labour supply, high percentage employed in transportation and storage manufacturing and wages below the North West and UK averages.



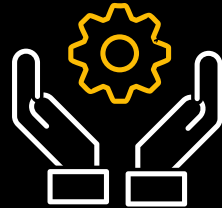
### WORKING AGE POPULATION

East Lancashire: 332,520



### AVERAGE WEEKLY EARNINGS

North West: £524 pw  
East Lancashire: £494 pw  
UK: £577 pw



### EMPLOYMENT IN MANUFACTURING

North West: 8.5%  
East Lancashire: 20.0%  
UK: 8%



### EMPLOYMENT IN TRANSPORTATION & STORAGE

North West: 5.8%  
Burnley: 6.2%  
Blackburn: 4.2%  
UK: 5.0%

\* Source: Oxford Economics



### AVERAGE HOUSE PRICES

North West: £171,241  
East Lancashire: £125,393  
UK: £237,400

[AlthamParkSouth.co.uk](http://AlthamParkSouth.co.uk)

## CONTACTS

For further details please contact the joint agents:

[ALTHAMPARKSOUTH.CO.UK](http://ALTHAMPARKSOUTH.CO.UK)

A project by

**CaddickDevelopments.**

[caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)

BRIDGE  
PROPERTIES  
LIMITED

**SAM ROYLE**

+44 (0) 7793 808 264

[sam.royle@knightfrank.com](mailto:sam.royle@knightfrank.com)

**PAUL NOLAN**

+44 (0) 7711 788 325

[paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)

**JONATHAN PICKLES**

+44 (0) 7469 153 718

[jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)



**MISREPRESENTATION ACT:** Knight Frank & Nolan Redshaw for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Knight Frank & Nolan Redshaw has any authority to make any representation or warranty whatsoever in relation to this property. **January 2021\_#7769**