

FRONTIER PARK



J6 M65 BLACKBURN

 SAT NAV:
BB1 3AL

TO LET
LOGISTICS/
MANUFACTURING
UNITS
FROM **30,000 SQ FT**
TO **150,000 SQ FT**

FINAL PHASES
UNDER CONSTRUCTION

FRONTIERPARK

The highly successful Frontier Park with its mixed use frontage and hotel, Hampton by Hilton, is now moving into the final phase of construction with 500,000 sq ft under construction in units from 30,000 sq ft - 150,000 sq ft.



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)

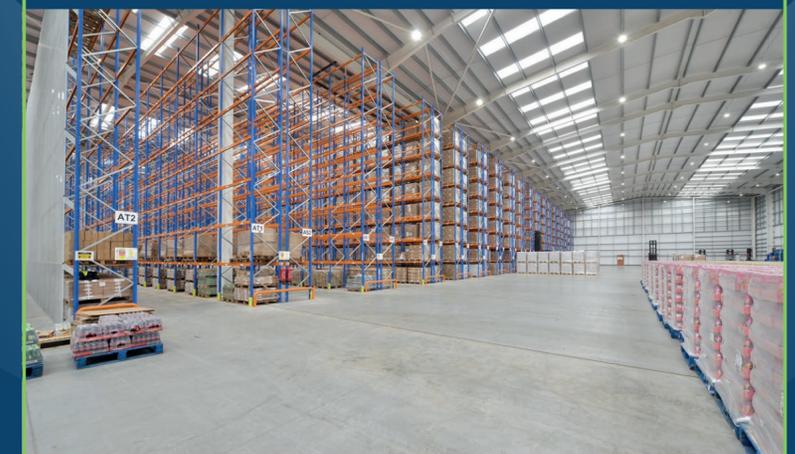


16,000 people work in the manufacturing sector.
(source: ONS)

FRONTIERPARK

AVAILABILITY

Pioneer Court	30,000 sq ft with yard	Available now
FP1A	110,000 sq ft	Let to MDA
FP1B	68,800 sq ft	Available now
FP3A	64,000 sq ft	Available Q4 2020
FP3B	86,000 sq ft	Available Q4 2020
FP3C	76,000 sq ft	Available Q4 2020
FP3D	50,000 sq ft	Available Q4 2020
FP3A & B	150,000 sqft	Available Q4 2020
FP3C & D	126,000 sq ft	Available Q4 2020
FP2A	117,800 sq ft	Available Q3 2021
FP2B	100,000 sq ft	Available Q3 2021
FP2C	40,000 sq ft	Available Q3 2021
FP2D	30,000 sq ft	Available Q3 2021



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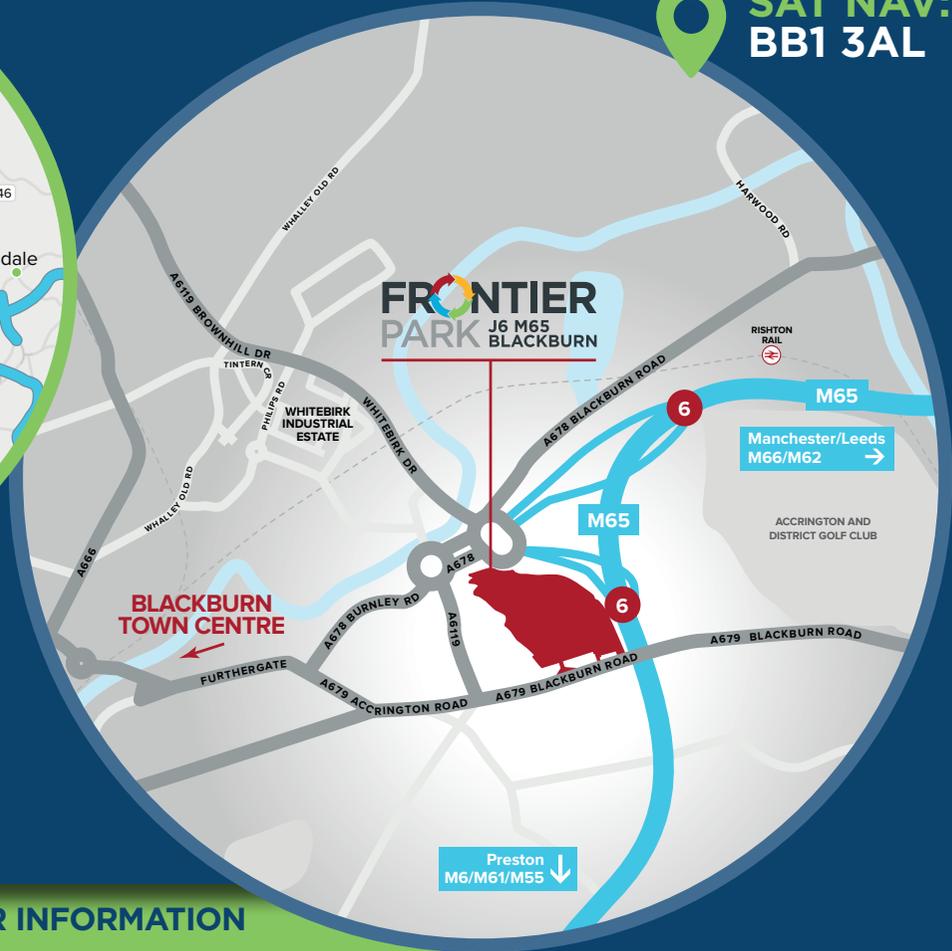
LOCATION

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



FURTHER INFORMATION

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



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