



TAKE A 360° TOUR



PLANNING APPROVED

LANCASHIRE CENTRAL

M6 J29 | M65 J1 | M61 J9 PRESTON

UNLOCK
THE POTENTIAL...

LOGISTICS

MANUFACTURING

RETAIL & LEISURE

DESIGN TO SUIT UNITS
FOR SALE / TO LET

17,000 up to
670,000 sq ft

lancashirecentral.co.uk



OVERVIEW

ACCOMMODATION

BASE SPECIFICATION

RETAIL & LEISURE

CENTRAL 600

600 SITE AREA

CONNECTIVITY & TRANSPORT

GETTING AROUND

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BUILT FOR BUSINESS

Lancashire Central is one of the North West's key industrial, manufacturing and logistics schemes. The development will provide best in class specification buildings within easy reach of the national motorway network.

From its location at the western terminus of the M65 the scheme offers immediate access to the M6/J29 and the M61/J9 which is just two minutes away. Lancashire Central is also within easy reach of a large local labour pool; a workforce that has a long and involved history in manufacturing and all the elementary skills an occupier will need, as well as a high percentage of graduates.

The site is well served by public transport, will have outstanding amenities for occupiers and is being developed within the national policy framework for sustainable development. This will ensure it serves the needs of businesses while supporting the well-being of employees and the wider local community.

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ACCOMMODATION

MASTERPLAN

The buildings at Lancashire Central will be space efficient, energy efficient, future proofed and designed to support operational excellence.

Consent has been granted for a wide range of unit sizes and can accommodate a cross-docked unit of up to 670,000 sq ft at the eastern limit of the site. All buildings will target a minimum BREEAM Very Good rating. They will be built with supertight envelopes to reduce air leakage and control temperatures, and 15% roof lighting to reduce the need for artificial lighting.

Industrial Space*

1	17,000 sq ft	8	35,000 sq ft
2	30,000 sq ft	9	25,000 sq ft
3	50,000 sq ft	10	50,000 sq ft
4	40,000 sq ft	11	75,000 sq ft
5	600,000 sq ft	12	70,000 sq ft
6	50,000 sq ft	13	51,000 sq ft
7	51,000 sq ft		

Retail & Leisure Space

14	3,800 sq ft	17	23,750 sq ft
15	19,000 sq ft	18	25,000 sq ft
16	10,000 sq ft		

*Indicative sizes only which can be tailored to individual requirements up to 670,000 sq ft.



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INDICATIVE BASE SPECIFICATION



FUTURE PROOFED SPECIFICATION

WHICH CAN BE TAILORED TO SUIT BESPOKE REQUIREMENTS

The base specification has been designed to future-proof energy security and enable low carbon operation.

Measures include roofs configured to allow for PV panel installation (subject to occupier requirements) and space identified/allocated for ground or air source heat pumps and battery storage.

The maximum haunch height consented is 25m, delivering building volumes that maximise storage capacity.



**50kn/m²
floor loading**



**Integrated
office content**



**Up to
58m yards**



**Dock & level
access doors**



**PV
roof panels**



**EV
charging points**



**Targeting
BREEAM Excellent**



**Targeting
Net Zero**



**Up to 25m
eaves height**



**26 MVA
secured to site**



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THE LOCATION

PLANNING FOR
ON-SITE RETAIL
& LEISURE

Retail (E(a))	19,000 sq ft
Hotel (C1)	10,000 sq ft
Gym (E(d))	25,000 sq ft
Food, Drink and Drive-thru restaurant use (Use Class E(b)/ Sui Generis Drive-Thru)	3,800 sq ft
Crèche (E(f)) and Health Centre (E(e))	23,750 sq ft



CENTRAL**670**

INTRODUCING CENTRAL**600**

Outline consent at Lancashire Central allows for the delivery of a single 600,000 sq ft cross docked distribution warehouse with 80 dock doors, 25m haunch height and two-storey offices. However, the plot can also support a single footprint of 670,000 sq ft (subject to planning) if the building is not cross docked.



Cross
docked



Up to
25m eaves
height



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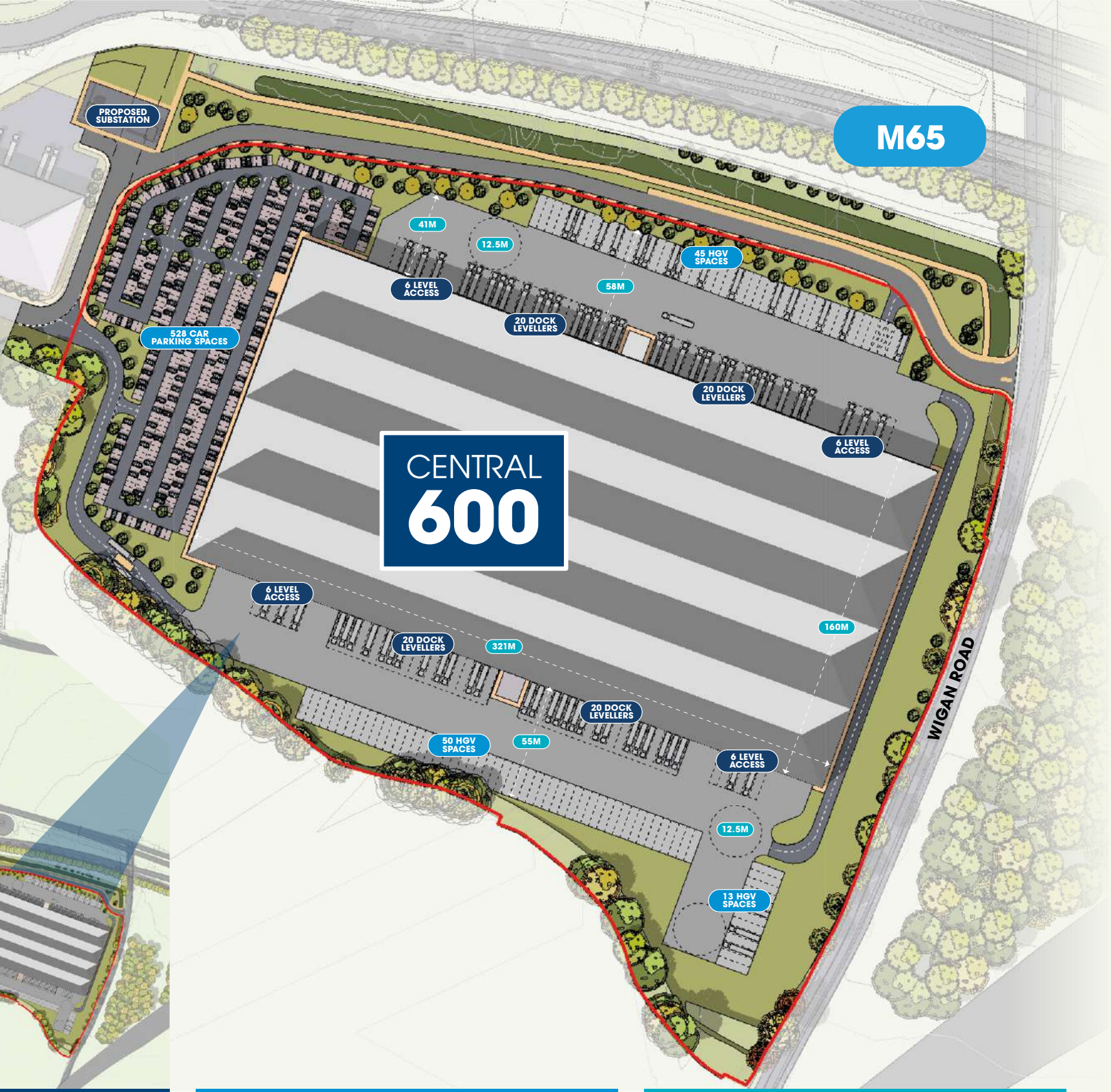
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600 SITEPLAN

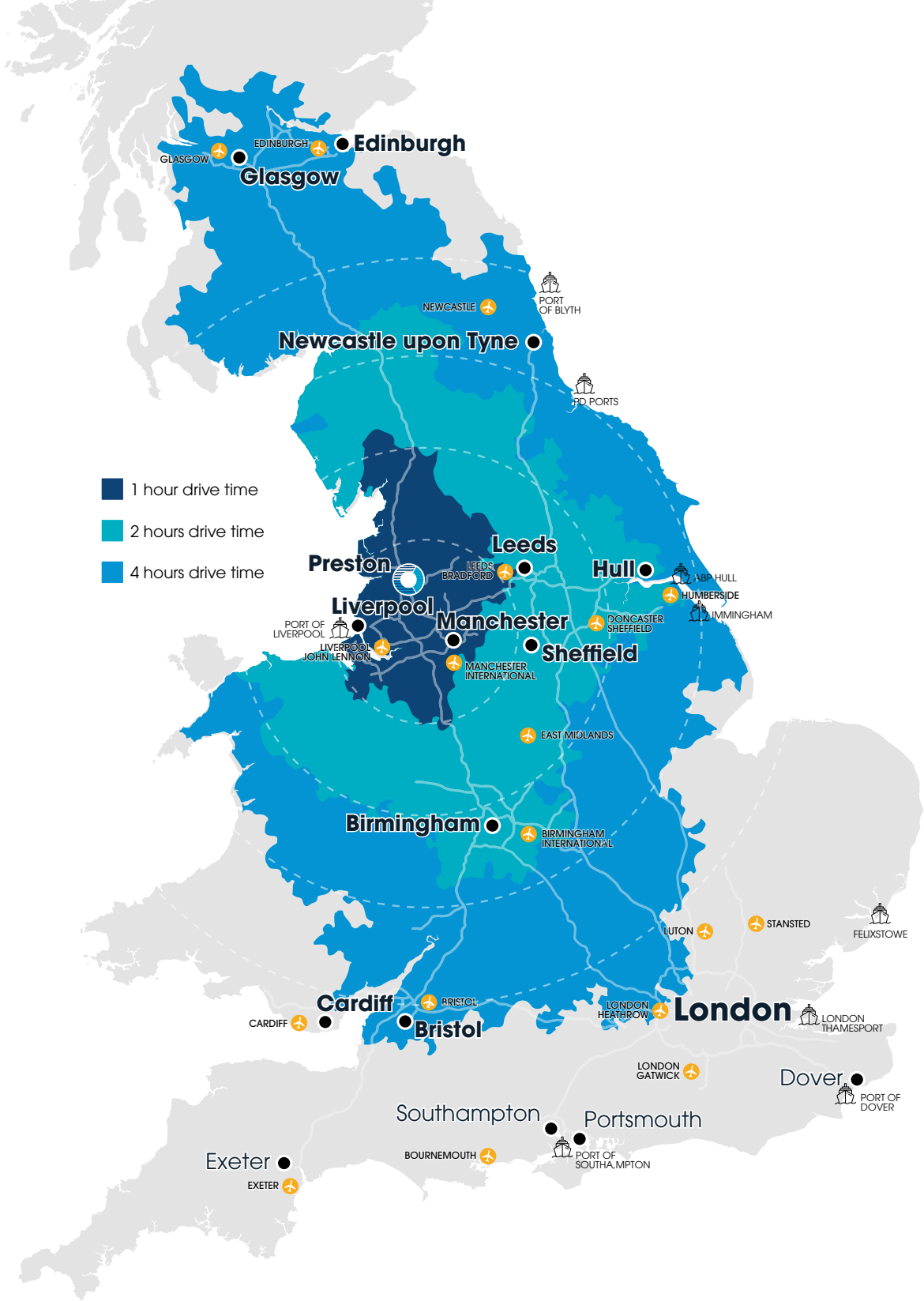
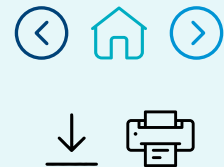
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THE LOCATION

CONNECTIVITY
& TRANSPORT.

35m
population within a 4.5hr HGV drive

19.8m
population within a 3hr HGV drive

7.8m
population within a 1.5hr HGV drive

Cities	Miles	Time
Manchester	31	45 mins
Liverpool	32	48 mins
Leeds	69	1 hr 43 mins
Sheffield	72	1 hr 50 mins
Birmingham	104	2 hrs 24 mins
M25	197	3 hrs 15 mins
Glasgow	188	3 hrs 3 mins
Edinburgh	191	3 hrs 8 mins
Airport	Miles	Time
Manchester Int'l	38	55 mins
Liverpool JL	40	58 mins
Leeds Bradford	53	1 hr 19 mins
Doncaster Sheffield	103	2 hrs 18 mins
East Midlands	106	2 hrs 29 mins
Port	Miles	Time
Port of Liverpool	30	42 mins
Port of Blyth	144	2 hrs 54 mins
PD Ports	131	2 hrs 41 mins
Immingham Port	133	2 hrs 45 mins
ABP Hull	113	2 hrs 27 mins



THE LOCATION

GETTING AROUND.

Lancashire Central is well served by public transport, with bus and rail services allowing access from across the region.

Lostock Hall Railway Station is only a 15-minute walk from the site. Trains to Manchester Airport run every hour from Preston Station.

The scheme plugs directly into the national motorway network with no need to navigate link roads or traverse across residential neighbourhoods. Instant access to the M65, which gives almost immediate access to the M6, then the M61 within minutes.

The M65 and M61 connect Lancashire Central respectively to Blackburn, Burnley and Manchester. The M6 opens access to Scotland and the English Midlands. It's these linkages that make this scheme such an attractive location for regional and national distribution: it's Lancashire Central, North West Central, and UK Central.



“

Good public transport links make recruitment easier and make the journey to work more sustainable. This will improve the quality of life for everyone who works at Lancashire Central”





THE LOCATION

OUTSTANDING AMENITIES.

Workers and visitors from the wider residential area of Lancashire Central will be welcomed by a broad mix of facilities that cater for their every need.

Outline planning has been granted for a number of restaurant drive-thrus, foodstores, a hotel, a gym, a health centre and a crèche.

The quality and scale of these services will ensure the daily needs of everyone who works at or visits Lancashire Central will be met in a well planned and attractively landscaped setting. From child care to simple medical needs, food shopping to relaxing after work with friends, Lancashire Central will deliver.

THE WORKFORCE

LABOUR POOL



Lancashire Central is truly a central location for national logistics, halfway between Edinburgh and the M25. This puts nearly all of the UK's major population centres within a day's HGV journey.

The scheme plugs directly into the national motorway network with no need to navigate link roads or traverse across residential neighbourhoods. Instant access to the M65, which gives almost immediate access to the M6, then the M61 within minutes.

BUSINESS SUPPORT

Lancashire's thriving economy is supported by a range of business support programmes.

BoostBusinessLancashire provides funded business support for Lancashire businesses looking to grow, scale and start.

Lancashire Skills & Employment Hub supports Lancashire's businesses to succeed, working with education and business to provide a Future Workforce, Inclusive Workforce, Skilled and Productive Workforce and Social Value.

Employee jobs by key industries in Lancashire		
Transport and storage	22,000	0.7% below national average
Elementary occupations	59,300	1.4% above national average
Skilled trades	52,600	1.2% above national average
Gross Weekly Pay		
Wages are typically 10% lower than the national average	Lancashire	£579.40
	North West	£578.00
	Great Britain	£613.10





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SUSTAINABILITY REALISED

Lancashire Central will be developed as part of the Regional Green Infrastructure Plan. This will ensure the site ties into the existing green infrastructure, including the proposed Central & Dandy Brook Parks and the 650-acre Cuerden Valley Park which sits immediately to the East.

Within the scheme boundary, new planting will incorporate native species suitable to the local area so habitats and food sources can be enhanced for wildlife. Wildflower meadows, ponds, and grassland will be visible from pedestrian walkways that connect different parts of the site through areas of woodland.

These will help to integrate the built forms of Lancashire Central within the landscape, while also providing shelter and shade.

The site's green Infrastructure will provide an environment for people and nature. It will protect native species whilst providing people with attractive green spaces for recreation and relaxation.

As a responsible developer with social and environmental values at our core, MGD has developed a Sustainability Development Brief (SDB) which targets the following three key ESG objectives:



**Climate &
Environment**



**Health &
Wellbeing**



**Social
Value**

These objectives tie into the wider Eric Wright Group ESG policy, referred to as the 4Ps:

• Planet • People • Place • Performance

Further information available upon request.



**Maple Grove
Developments**



LOW CARBON DESIGN

Deliver a Low Whole Life Carbon Design through material selection and operational energy. Embodied carbon hotspots have been identified and targeted for carbon reduction measures, and a detailed option appraisal for each building will be undertaken to evaluate the lowest carbon-impact materials, without sacrificing building functionality.



CIRCULAR ECONOMY

Circularity is playing an ever-increasing role in the built environment, especially the minimising of waste being sent to landfill. The adoption of Circular Economy principles harmonises with the aspirations for a low carbon development whilst minimising the impact on natural resources.



ENHANCING BIODIVERSITY

The Design Team is committed to replenishing the natural capital within the Site, including a significant boost to native species.



SOCIAL VALUE

The wider community has also been considered through the design and procurement, by employing the local workforce and allowing for educational visits, including apprenticeships.



HEALTH & WELLBEING

Working conditions play a vital role in the mental wellbeing of the building occupants, achieved through natural views out from the development, improving air quality throughout the building, and protecting work spaces against noise and overheating.



WIDER SUSTAINABILITY

Considerations that do not fall under the above five pillars, such as rainwater harvesting and sustainable travel have been included under "Wider Sustainability" due to the strategic importance in delivering a sustainable development.



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For further information about Lancashire Central and the opportunities available, please contact the joint agents in the first instance.



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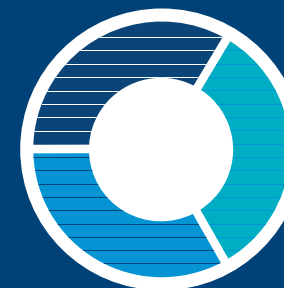


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DEVELOPERS



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