



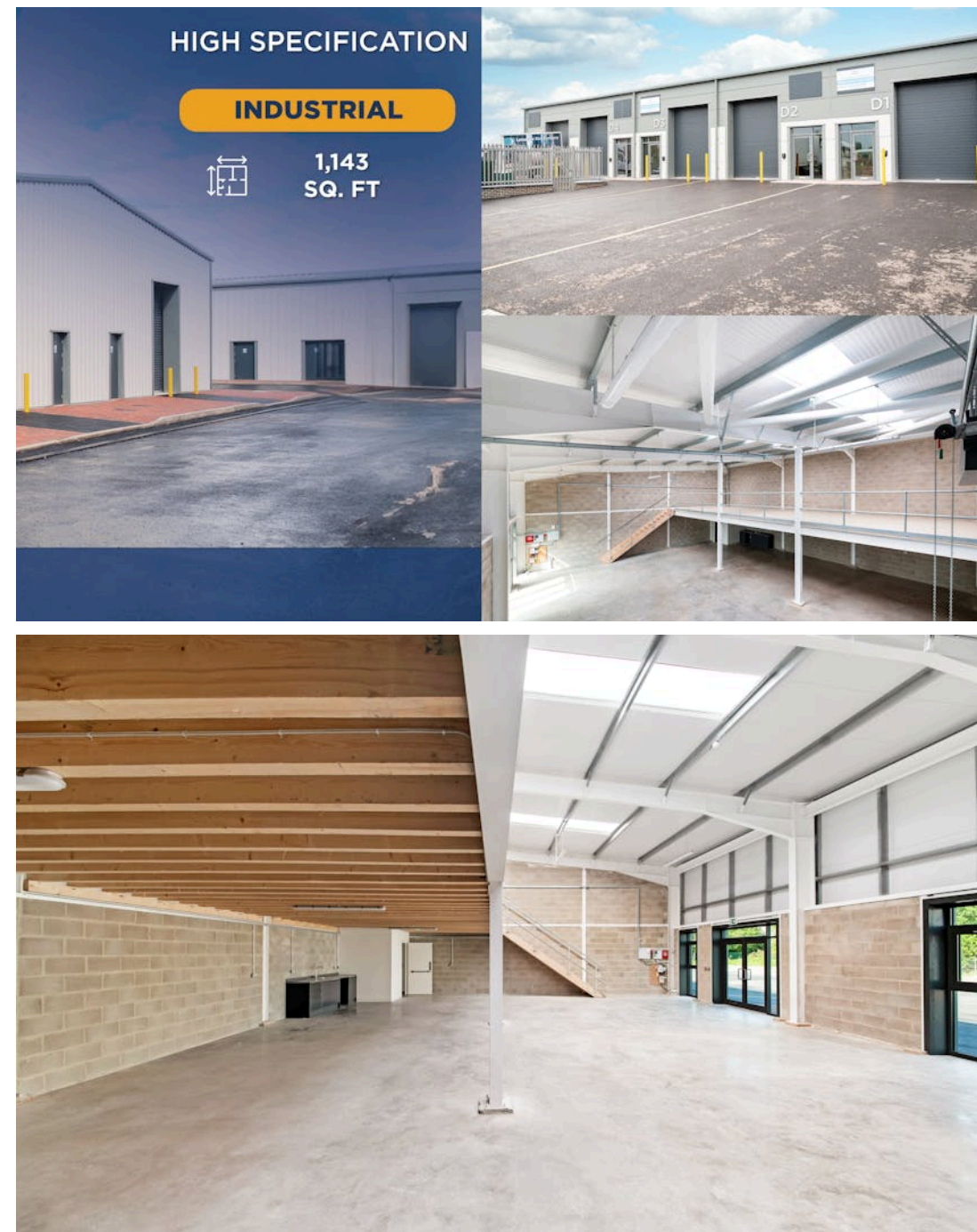
BRAND NEW UNITS

SUMMARY

- Design & build opportunities available
- Superb potential for logistics
- Electric loading doors
- Electric car charging points
- Mezzanine floors
- Suitable for a diverse range of businesses

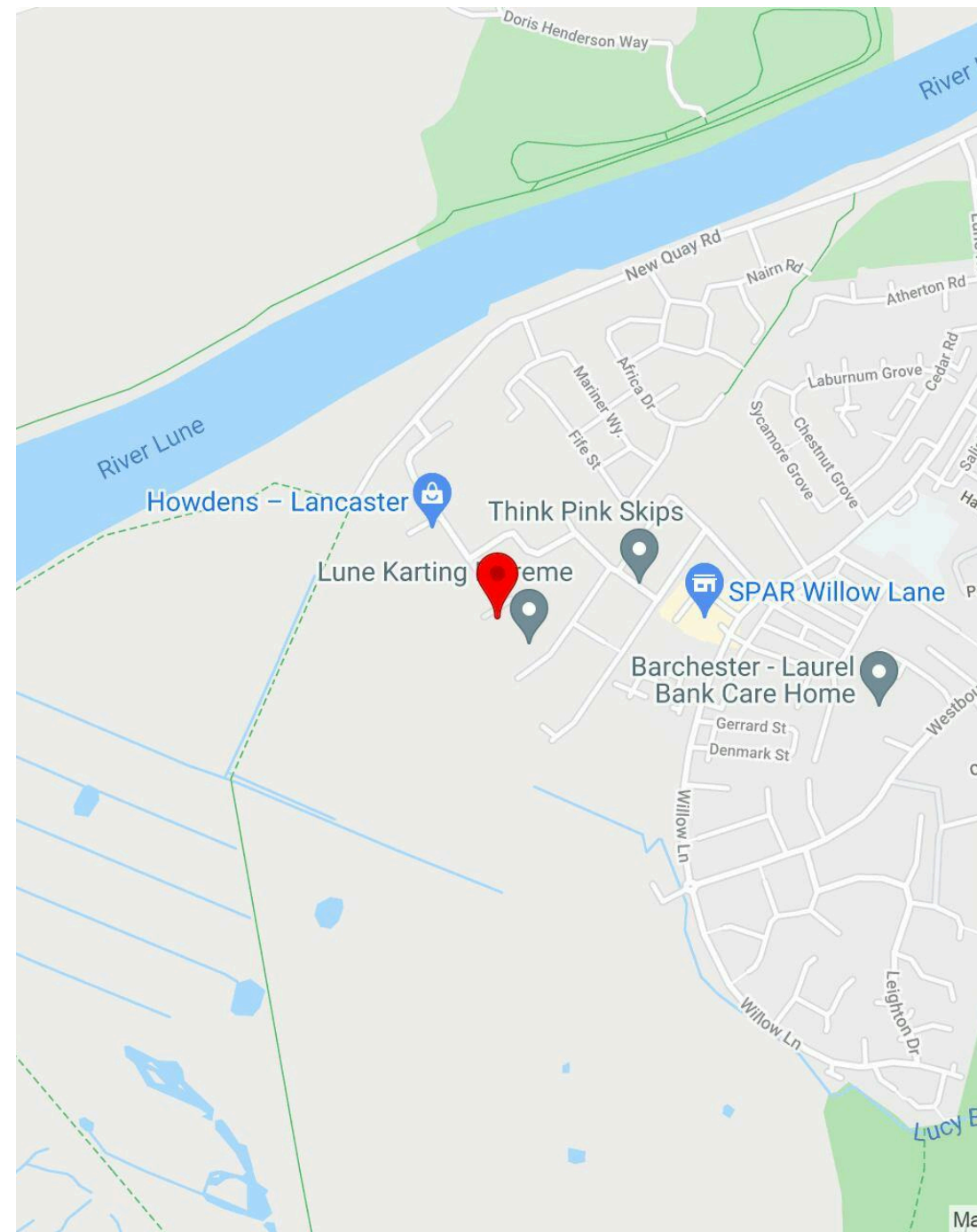
DESCRIPTION

Lune Business Park is home to a brand-new development of high-spec industrial and business units, designed to meet the needs of modern occupiers. Units range in size from 1,143 sq. ft to 2,323 sq. ft, offering flexible configurations suitable for a wide range of uses including trade counter, light industrial, storage, and workshop space. Each unit has been built to a high standard with contemporary finishes, excellent natural light, and practical layouts that can adapt as businesses grow. The estate also benefits from generous on-site parking, good circulation space, and a secure, well-maintained environment.



LOCATION

Lune Business Park is ideally located just one mile from Lancaster city centre on New Quay Road, next to the River Lune. It offers excellent connectivity, with easy access to junctions 33 and 34 of the M6 motorway. The A6 runs through the city, providing direct routes south to Preston, Chorley, and Manchester, and north to Carnforth, Kendal, Penrith, and Carlisle. The recently opened A683 link road has further enhanced transport links in the area. Lancaster is also well-served by rail, with the West Coast Main Line accessible from Lancaster railway station.



Lune Business Park, Lancaster, LA1 5QP



Lune Business Park, Lancaster, LA1 5QP



LUNE | BUSINESS PARK

LANCASTER LA1 5QP

AVAILABLE NOW

MAJOR NEW DEVELOPMENT

INDUSTRIAL & LOGISTICS SPACE AVAILABLE TO LET

1,000 - 150,000 SQ FT ON AN 18.35 ACRE SITE



AVAILABILITY

DESCRIPTION	SQ FT	RENT	SERVICE CHARGE	AVAILABILITY
D6	1,143	£1,048 /month	£124 /month	Available
C4	2,323	£2,000 /month	£252 /month	Available

TERMS

The units are available To Let on new FRI leases for a minimum 3 year term.

TO ARRANGE A VIEWING, PLEASE CONTACT



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HURSTWOOD
HOLDINGS



BRAND NEW UNITS



LUNE | BUSINESS PARK

LANCASTER LA1 5QP

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MAJOR NEW DEVELOPMENT

INDUSTRIAL & LOGISTICS SPACE AVAILABLE TO LET
1,000 - 150,000 SQ FT ON AN 18.35 ACRE SITE





LUNE | BUSINESS
PARK

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 320,000 sq ft of new industrial space, will provide high quality and refurbished units ranging in size from 1,000 sq ft – 150,000 sq ft, with construction anticipated to start the beginning of 2022.

The units will benefit from:

- Steel portal frame construction
- 5-8m 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 -
150,000 SQ FT

- Existing units
- New Industrial units
- New Amenities





LUNE | BUSINESS
PARK



ACCOMMODATION

UNIT	UNIT SQ FT	+ MEZZANINE SQ FT	TOTAL UNITS	USE CLASS
1-6	2,099	904	6	B2
7	1,080	344	1	B2
8&9	1,080	344	2	B2
10-25	775 (x14) 1,195 (x2)	348 (x14) 512 (x2)	16	B2
26-35	799	344	10	B2
36&37	1,080		2	B2
38-45	1,625 (x6) 2,014 (x2)	698 (x6) 865 (x2)	8	B2
46	24,994		1	B2 / B8
47	24,994		1	B2 / B8
48	19,945		1	B2 / B8
49	10,053		1	B2
50	10,053		1	B2
51-56	1,033	525	6	B2
57&58	1,080		2	B2
59-62	1,033	525	4	B2
63 Nursery	2,274		1	D1
64 Café	1,672		1	A3
65 C.Store / Pharmacy	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, with planning for all uses under the class E category including offices

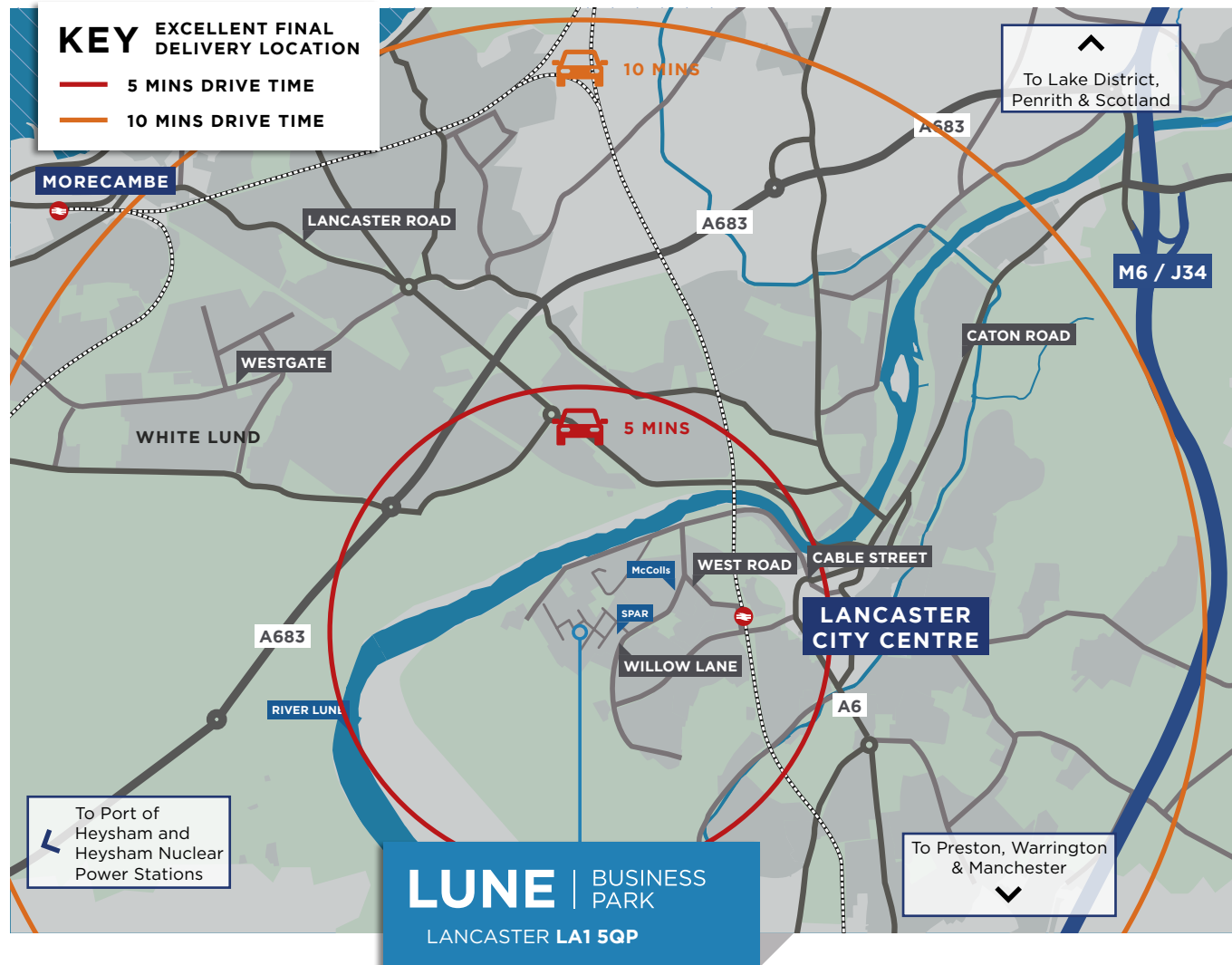
PARKING

There are a total of new 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.





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 source 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.

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

LUNE | BUSINESS PARK

LANCASTER LA1 5QP

EPC

Energy Performance Certificates are available on request.

RATING

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

VAT

VAT will be charged at the prevailing rate.

TERMS

The units are available To Let on new FRI leases for a term to be agreed.

ALL ENQUIRIES

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