



Blackpool Airport Enterprise Zone
Blackpool, FY4 2RP

TO LET / FOR SALE

New Grade A
Industrial / Warehouse / Office Units

15,000 – 75,000 Sq Ft

Vision " To make Blackpool Airport Enterprise Zone a premier business location in the North West "



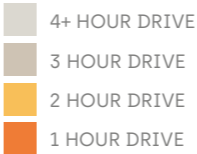
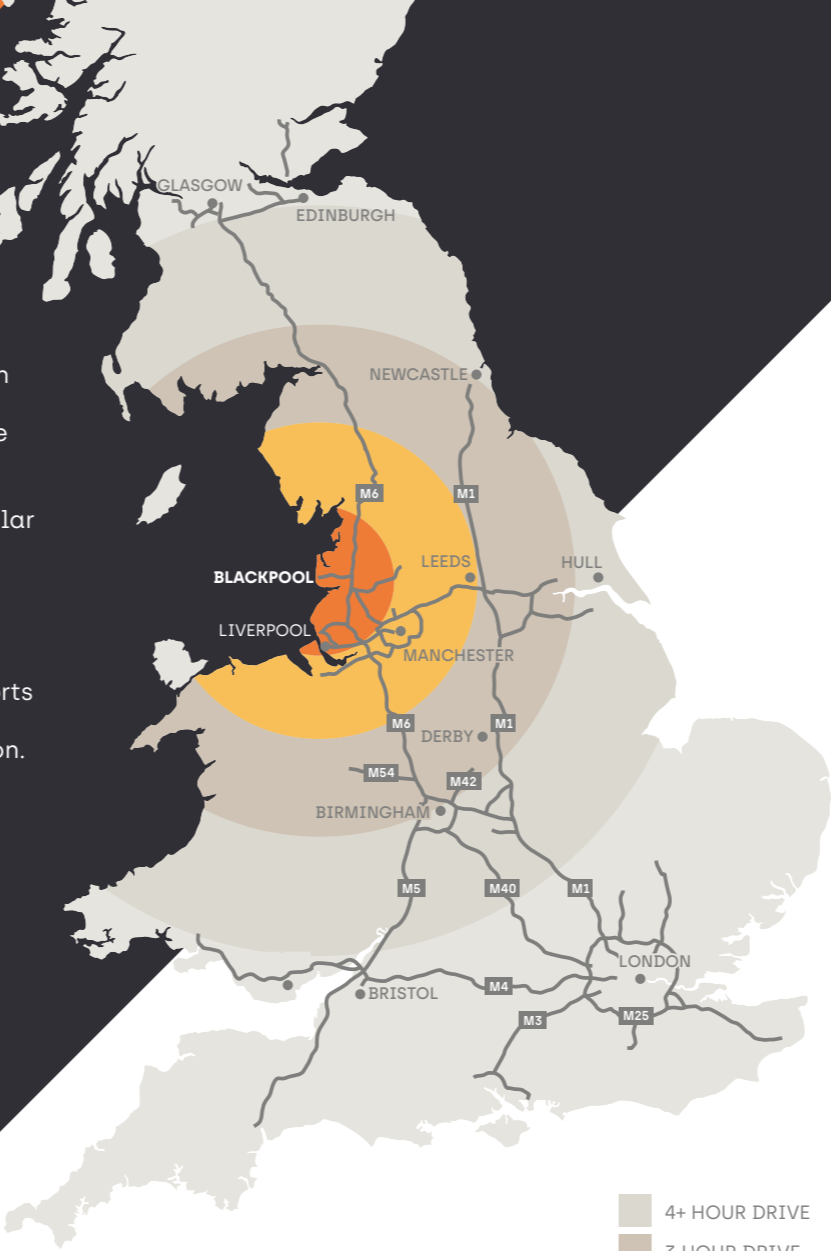
→ Location

Blackpool is a large town and seaside resort in Lancashire, on the north west coast of England. The town borders the Irish Sea, between the Ribble and Wyre rivers, 27 miles [43 km] north of Liverpool and 40 miles [64 km] north west of Manchester.

By Car: Jct 4 M55 connecting to M6 and NW motorway network is situated 2.5 miles east from the subject site.

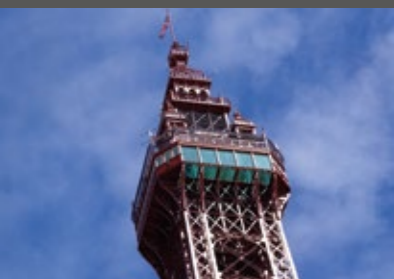
By Rail: Blackpool North train station where the West Coast Mainline operates a regular daily train service direct to London Euston in 2 hrs 55 mins. Adjacent to the Business Park lies Squires Gate Station with a regular service to Preston.

By Air: Blackpool Airport is within the Enterprise Zone and can operate aircraft of up to B737 Max and A321 size. Manchester and Liverpool airports are within a 1 hour drive and provide full facilities for commercial aviation.



Travel times

City	Car drive time [hrs]	HGV drive time [hrs]	Miles
Within 2 hours			
Manchester	0.55	1.03	56
Liverpool	1.05	1.15	63
Leeds	1.20	1.32	84
Within 3 hours			
Derby	2.10	2.29	118
Birmingham	2.10	2.29	125
Within 4.5 hours			
Glasgow	2.50	3.15	194
Oxford	3.10	3.38	199
Edinburgh	3.20	3.50	196
Bristol	3.30	4.01	207
London	4.00	4.36	247
Airports	Car drive time [hrs]	HGV drive time [hrs]	Miles
Within 2 hours			
Blackpool [BLK]	Direct access (no scheduled service)		
Manchester [MAN]	0.55	1.03	56
Liverpool [LPL]	1.05	1.15	63
Within 3 hours			
East Midlands (EMA) UK #2 Air Cargo Hub	2.10	2.29	127
Within 4.5 hours			
London Heathrow (LHR) UK Passenger Hub and #1 Air Cargo Hub	3.40	4.13	235



" Part of a unique Lancashire Enterprise Zones cluster and a major local economic driving force "

➔ Designated EZ status by Government in 2015 Blackpool Airport Enterprise Zone is a vital area of strategic economic importance as one of the north's premier business locations, attracting national and international investment, covering a 144 hectare site and includes a fully operational airport.

BlackpoolCouncil





→ Description

The Eastern Gateway extends to 10.5 hectares and provides a series of development plots targeting various employment sectors; primarily advanced manufacturing, energy, food and drink production, and digital technologies.

The development of a new multi-million pound highway, designed to Grade A specification, will form a new gateway entrance to the site connecting Common Edge Lane to Amy Johnson Way, improving connectivity and accessibility to the EZ and local traffic flow around the site.

6m landscaping and public realm corridors either side of the main carriageway will provide open vistas into the estate and allow the enhancement of local bio-diversity.

The estate masterplan provides a guide for the development of six new industrial/warehouse units extending from 15,000 sq ft to 75,000 sq ft, all contained within secure, landscaped plots.





→ Accommodation

UNIT 1	15,000 sq ft	1,394 sq m
UNIT 2	25,000 sq ft	2,232 sq m
UNIT 3	20,000 sq ft	1,858 sq m
SITE AREA	18,216 sq m	1.82 ha
UNIT 4A	25,000 sq ft	2,232 sq m
UNIT 4B	20,000 sq ft	1,858 sq m
UNIT 4C	20,000 sq ft	1,858 sq m
SITE AREA	15,911 sq m	1.59 ha
UNIT 5	30,000 sq ft	2,787 sq m
UNIT 6	75,000 sq ft	6,968 sq m
SITE AREA	30,786 sq m	3.07 ha



This is an indicative layout and will be determined by occupier requirements.

→ Development Options

The plots are available on the following basis:

Design and Build (to let / for sale)

Refined build programmes ensure that some of the quickest delivery timescales in the market can be achieved. From pre-contract design, through to planning and construction, all have been developed to deliver a bespoke facility. The buildings could be designed and built from the ground up to ensure that at every stage, the final build will support each occupier's business needs.

Joint Venture

The Council will consider joint venture agreements with a developer. This will enable collaboration in the design and development process to ensure the very best project possible is delivered.

Direct Sales

The plots are available by way of a direct long leasehold sale based on a 125 year tenure with a ground rent payable.





FFTP broadband -
1 gigabit connection
speeds available



Superfast, resilient broadband
available connections
to USA <60 milliseconds.



Electric
loading doors



Landscaped
environment



Ability to
combine units



Provision for
EV charging points



Ample
power supply



Mezzanine offices/
accommodation



All mains utilities
and data



→ General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

→ Data Connectivity

Blackpool Airport Enterprise Zone is connected to the 'North Atlantic Loop', an international communications network. This multi-million pound investment in subsea fibre optic cabling connects Blackpool directly with New York, providing the Enterprise Zone with a high capacity, ultra-low latency access to some of the world's fastest, most resilient internet speeds.

→ Planning Use

E(g) [formerly B1c], B2
and B8 [industrial and
warehouse] uses.

Roof lights



Photovoltaic panels



Secure cycle parking



EV Charging



→ Green Credentials

Green initiatives for pre-planning include:

- PV panels for all units
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- BREEAM – 'very good'
- Grey water harvesting

Fit for business

" A modern development of quality employment space that reflects the needs of today's industries "

→ Further Information

Rates

Tenants will be responsible for the payment of business rates.

Service Charge

A service charge is payable for general maintenance of the common areas of the estate, security etc.

VAT

All rents and prices quoted are subject to vat at the prevailing rate.

Availability

Plots available from Q4 2023.

Rent

On application.

Terms

The Units are available on new full repairing and insuring leases for a term of years to be agreed.





New headquarters for specialist carbon fibre components maker, **Multi-ply.**



→ Blackpool Makes it Work

The Blackpool area is an integral part of North West England's world-class Aerospace cluster, but the success story doesn't end there with Advanced Materials Technologies, Energy, Food Manufacturing clusters, and a burgeoning digital technologies sector, combining with a large scale business, professional and financial services sector meaning Blackpool is a business power house.

Visit www.businessinblackpool.com and download our location guide for more information.

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