



Blackpool Airport Enterprise Zone  
Blackpool, FY4 2RP

# For Sale

DEVELOPMENT PLOT 7B, EASTERN GATEWAY  
11,800 SQM / 1.18 HECTARES / 2.9 ACRES



- A shovel ready single development plot on the Eastern Gateway
- Plot 7B can cater for an up to 45,000sqft industrial building, with direct access from the new link road plus parking and loading areas
- The land will be available to develop from summer 2025, as part of a wider 10.5 hectare extension to Blackpool Airport Enterprise Zone.
- Plots 7A and 7B can be combined.
- Located five minutes from M55 motorway with nearby train, tram and rail services.
- Outline planning consent for E(g) [Office and Light Industrial], B2 [industrial] and B8 [warehouse] uses.
- No BNG requirements on applications submitted before January 2026
- Landscaped environment with individual power supply, sub-station, drainage and water supplies.
- Dedicated bell mouth access to plot
- Access to high performance fast fibre to the property (FTTP)

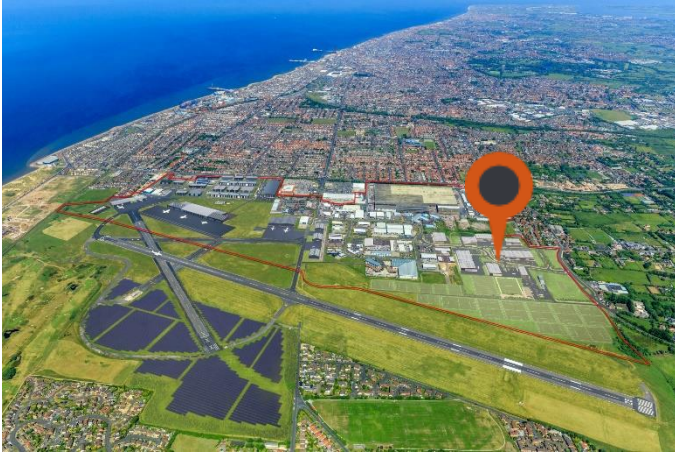
Enquire today

[blackpoolez.com](https://blackpoolez.com)

[EZ@blackpool.gov.uk](mailto:EZ@blackpool.gov.uk)

0808 164 4922

 BLACKPOOL AIRPORT  
ENTERPRISE ZONE  
LANCASHIRE  
[blackpoolEZ.com](https://blackpoolEZ.com)



## Location

Blackpool is a large town on the north west coast of England. Blackpool Airport Enterprise Zone sits in the south with access to the M55 motorway and train and tram routes. The site sits adjacent to Blackpool Airport and is an area of strategic economic significance as on one of the north's premier business locations.

## Description

Blackpool Airport Enterprise Zone is a £300m expansion of a 144 hectare business park. The Eastern Gateway is a 10.5ha expansion and provides development plots accessed off a new Grade A highway. The area is home to leading food and beverage, aerospace and manufacturing companies.

## Why Blackpool

Blackpool is undergoing a £2bn+ growth and prosperity programme, resulting in an impressive resurgence. Blackpool Airport Enterprise Zone is leading the way in this transformation and will create 5,000 new jobs between 2016 and 2041, supported by new infrastructure.

The town offers connectivity to all major northern cities, with direct rail to Manchester, Liverpool, Leeds, Birmingham and London by rail, while Blackpool Airport offers private and chartered flight options. The area also offers a powerful workforce, with 13,000 advanced manufacturing workers, 24,000 plant and machine operators and 3,500 food manufacturing workers. In 2024, Blackpool was named as the second best place in the country to start a new business.

For more information, visit [www.businessinblackpool.com](http://www.businessinblackpool.com)



FFTP broadband -  
1 gigabit  
connection  
speeds available



On plot  
substation,  
drainage and  
water supply



Ample  
electric only  
power supply



Landscaped  
environment



Provision for  
EV charging  
points



Excellent access  
to Jct 4 M55

## 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.

## Price

On application.

## Terms

A 125 year tenure long leasehold sale can be arranged. Full terms to be agreed.

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