



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



**LANCASHIRE
CENTRAL**
M6 J29 | M65 J1 | M61 J9 PRESTON

OVERVIEW

ACCOMMODATION

BASE SPECIFICATION

RETAIL & LEISURE

CENTRAL **600**

600 SITE AREA

CONNECTIVITY & TRANSPORT

GETTING AROUND

AMENITIES

WORKFORCE

ESG

FURTHER INFORMATION



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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.

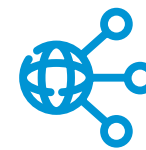
From its location at the western terminus of the M65 the scheme offers immediate access to the M6/J29 and the M61/J9 which is just two minutes away. Lancashire Central is also within easy reach of a large local labour pool; a workforce that has a long and involved history in manufacturing and all the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

OVERVIEW



**BEST IN
CLASS
SPEC**



**IMMEDIATE
NETWORK
ACCESS**



**LOCAL
LABOUR
POOL**



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ACCOMMODATION

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GETTING AROUND

AMENITIES

WORKFORCE

ESG

FURTHER INFORMATION



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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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OVERVIEW

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GETTING AROUND

AMENITIES

WORKFORCE

ESG

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INDICATIVE BASE SPECIFICATION



**50kn/m²
floor loading**



**Up to
58m yards**



**Dock & level
access doors**



**Integrated
office content**



**PV
roof panels**



**EV
charging points**

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.



**Targeting
BREEAM Excellent**



**Targeting
Net Zero**



**Up to 25m
eaves height**



**26 MVA
secured to site**



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CONNECTIVITY & TRANSPORT

GETTING AROUND

AMENITIES

WORKFORCE

ESG

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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 |





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OVERVIEW

ACCOMMODATION

BASE SPECIFICATION

RETAIL & LEISURE

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CONNECTIVITY & TRANSPORT

GETTING AROUND

AMENITIES

WORKFORCE

ESG

FURTHER INFORMATION



CENTRAL670

INTRODUCING CENTRAL600

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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ACCOMMODATION

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RETAIL & LEISURE

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600 SITE AREA

CONNECTIVITY & TRANSPORT

GETTING AROUND

AMENITIES

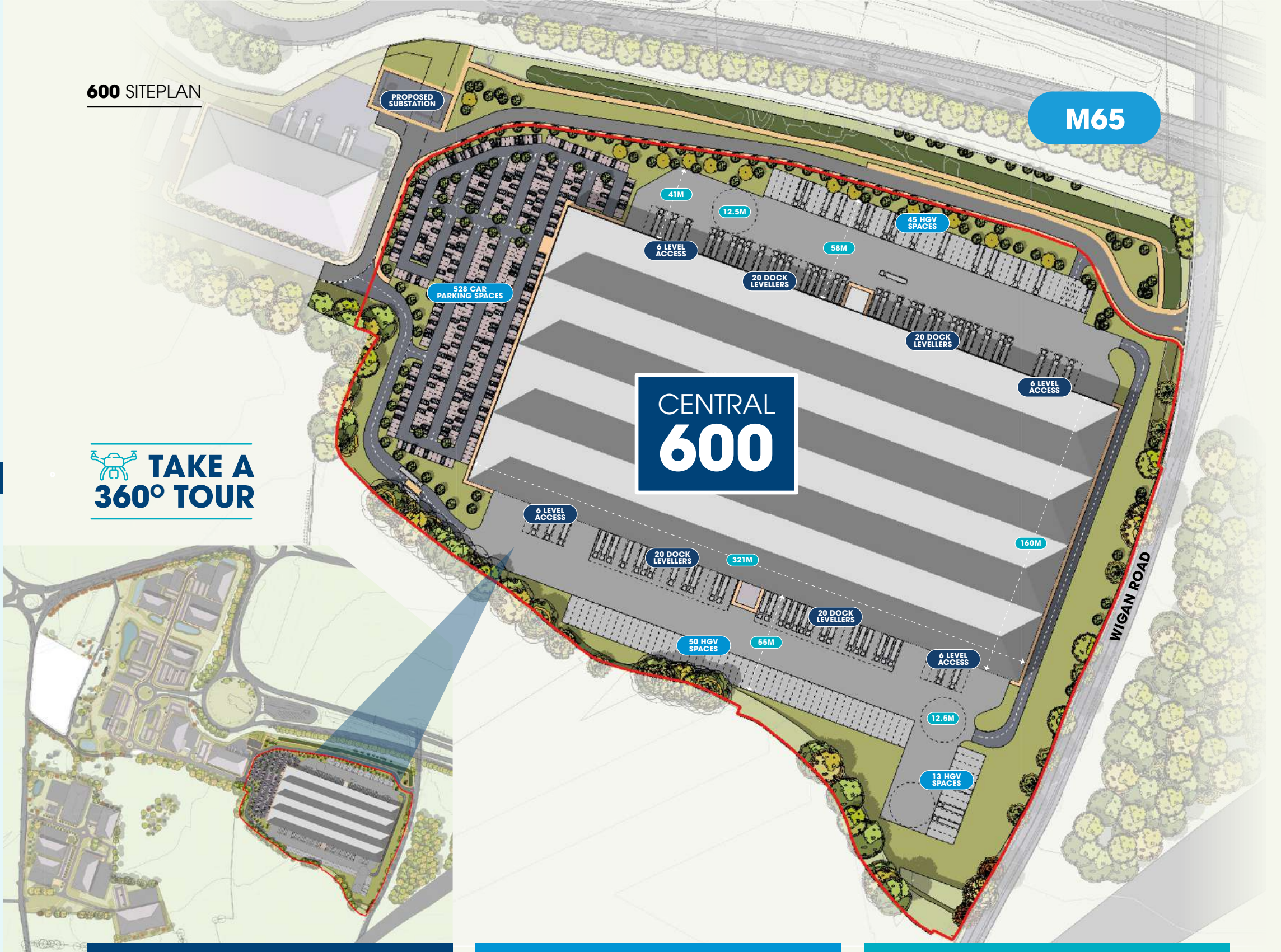
WORKFORCE

ESG

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600 SITEPLAN



M65

**CENTRAL
600**

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ACCOMMODATION

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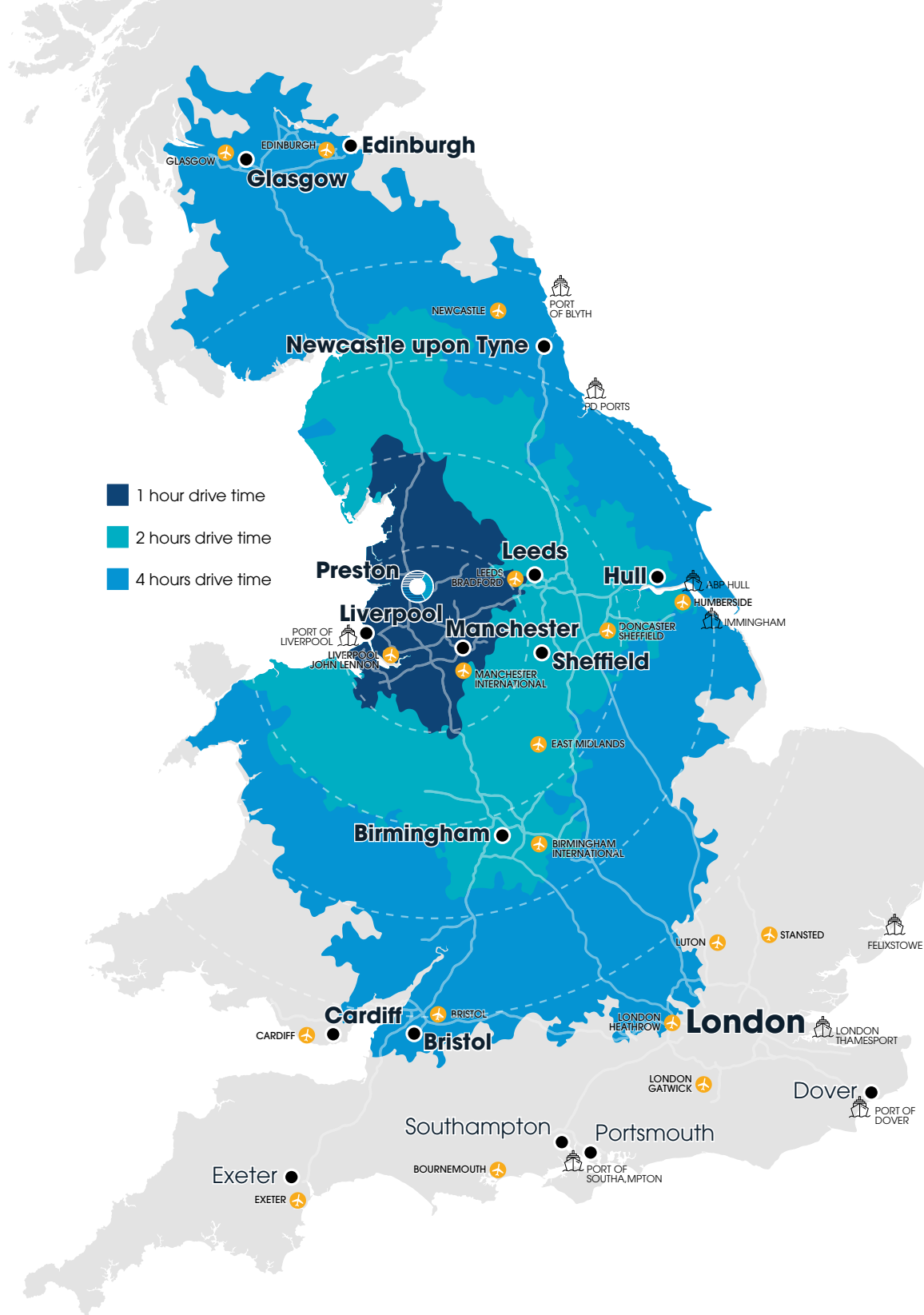
GETTING AROUND

AMENITIES

WORKFORCE

ESG

FURTHER INFORMATION



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 |



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OVERVIEW

ACCOMMODATION

BASE SPECIFICATION

RETAIL & LEISURE

CENTRAL **600**

600 SITE AREA

CONNECTIVITY & TRANSPORT

GETTING AROUND

AMENITIES

WORKFORCE

ESG

FURTHER INFORMATION



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 ”





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OVERVIEW

ACCOMMODATION

BASE SPECIFICATION

RETAIL & LEISURE

CENTRAL 600

600 SITE AREA

CONNECTIVITY & TRANSPORT

GETTING AROUND

AMENITIES

WORKFORCE

ESG

FURTHER INFORMATION



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.



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OVERVIEW

ACCOMMODATION

BASE SPECIFICATION

RETAIL & LEISURE

CENTRAL **600**

600 SITE AREA

CONNECTIVITY & TRANSPORT

GETTING AROUND

AMENITIES

WORKFORCE

ESG

FURTHER INFORMATION



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.

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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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OVERVIEW

ACCOMMODATION

BASE SPECIFICATION

RETAIL & LEISURE

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CONNECTIVITY & TRANSPORT

GETTING AROUND

AMENITIES

WORKFORCE

ESG

FURTHER INFORMATION



ESG

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.



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.

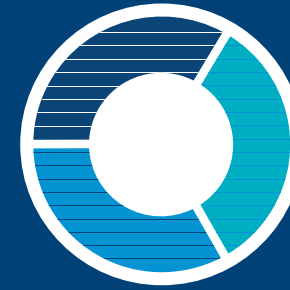


WIDER SUSTAINABILITY

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.



CONTACTS



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FURTHER INFORMATION

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

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DEVELOPERS



TAKE A 360° TOUR

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- OVERVIEW
ACCOMMODATION
BASE SPECIFICATION
RETAIL & LEISURE
CENTRAL 600
600 SITE AREA
CONNECTIVITY & TRANSPORT
GETTING AROUND
AMENITIES
WORKFORCE
ESG

FURTHER INFORMATION

