

FOR SALE / TO LET

CENTRAL600

HIGH SPECIFICATION CROSSED DOCK
LOGISTICS AND MANUFACTURING /
DISTRIBUTION UNIT

600,000 SQ FT 55,742 SQ M

670,000 SQ FT SINGLE SIDED UNIT ALTERNATIVELY AVAILABLE



Power Secured



Outline Planning Secured



**LANCASHIRE
CENTRAL**

M6 J29 | M65 J1 | M61 J9 PRESTON



TAKE A 360° TOUR

lancashirecentral.co.uk

CENTRAL 600

LANCASHIRE CENTRAL

SITE & AVAILABILITY

SPECIFICATION

DISTRIBUTION

LOCATION & CONNECTIVITY

ESG

FURTHER INFORMATION



TAKE A 360° TOUR

**PRIME POSITION CLOSE
TO THE M6, M65 & M61**

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SITE PLAN



670,000 sq ft
single sided unit
alternatively
available

ACCOMMODATION

UNIT	SQ FT	SQ M
Warehouse	555,000	51,561.24
Hub Offices	5,826	541.20
Ground Floor Undercroft	15,000	1,393.55
1st Floor Offices	15,000	1,393.55
2nd Floor Offices	15,000	1,393.55
Gatehouse	150	13.94
Total	605,976	56,297.02

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GRADE A SPECIFICATION*



**Level access
loading doors**



**Dock level
loading doors**



**Eaves height
up to 25m**



**Up to 58m
yard depth**



**Large power supply
secured to site**



**Bespoke roof solar PV
packages available**



**Warehouse with
LED lighting**



**Bespoke office and
amenity area**



**BREEAM 'Excellent'
EPC Target A**



**Extensive HGV
and car spaces**



**Electric
charging points**



**Wellness facilities
and garden area**

*Indicative Specification

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35m

population
within a 4.5hr
HGV drive



19.8m

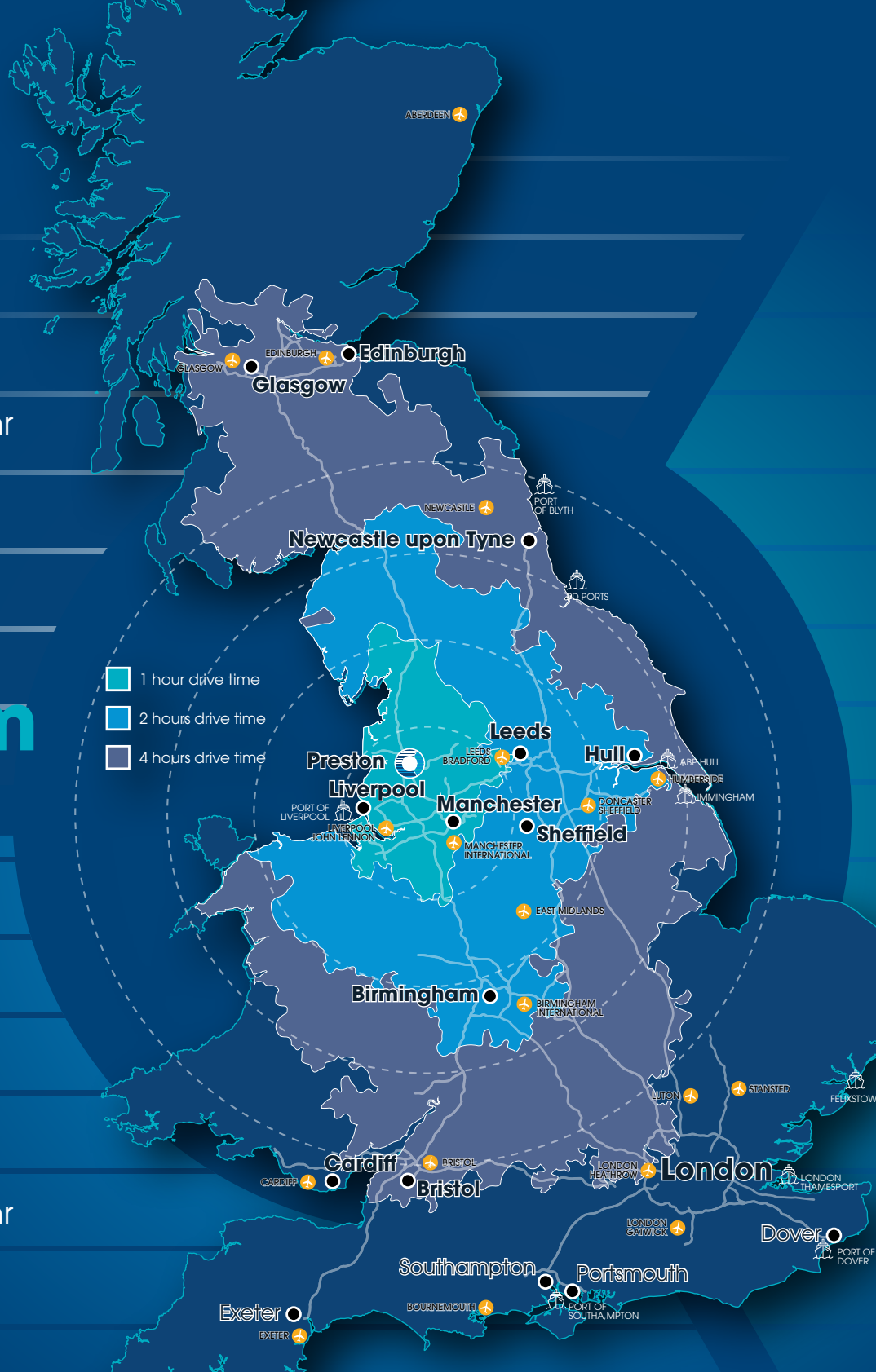
population
within a 3hr
HGV drive



7.8m

population
within a 1.5hr
HGV drive

- 1 hour drive time
- 2 hours drive time
- 4 hours drive time



CONNECTIVITY & TRANSPORT



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



LABOUR POOL

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

LOCATION

Excellent public transport links with rail and bus services in close proximity. The scheme is located on J29 of the M6 providing direct access to the M6, M65 and M61 motorways.

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.



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.



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**

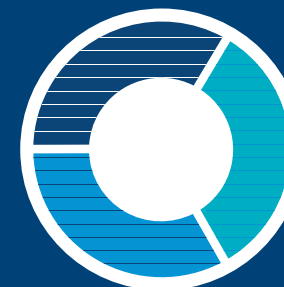
Working conditions play a vital role in the mental wellbeing of the building occupants, achieved through natural views out from the development, improving air quality throughout the building, and protecting work spaces against noise and overheating.

**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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CONTACTS



LANCASHIRE CENTRAL

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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



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