



# visionPARK

BURNLEY KNOWLEDGE QUARTER

advanced business space

L O O K I N G   A H E A D

[www.visionparkburnley.co.uk](http://www.visionparkburnley.co.uk)



## The Vision

Vision Park represents an opportunity to relocate to the most exciting commercial development in the Lancashire region.

The 5 acre (2.02 hectare) development will provide a high quality industrial business space including office, research and development and advanced manufacturing accommodation for a wide variety of occupiers with bespoke design and build solutions to suit. The quality of the built environment and finished product will be underpinned by the skilled and diverse labour pool within the region. Plot one is owned by Burnley Borough Council providing 30,000 sq ft of start-up and grow on industrial space.

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## Burnley

Burnley is at the centre of Pennine Lancashire, conveniently located on the M65 corridor allowing for easy reach to suppliers and customers both regionally and nationally. The town has a population of 87,100 and is the prime employment and service centre for over 350,000 people from the surrounding economic area.

Businesses can benefit from a substantial and growing pool of skilled labour in Burnley, with high calibre graduates from the adjacent Burnley College and University of Central Lancashire (UCLan) campus.

Working with local businesses Burnley was awarded Most Enterprising Area in the UK 2013, and alongside investment in major regeneration initiatives and supported by a rich heritage, Burnley is an attractive location for businesses investing in the Lancashire area.

## Location

Vision Park is situated off Princess Way – one of the main arterial routes into Burnley town centre from Junction 11 of the M65. The site is located in an urban setting with attractive landscape views, immediately adjacent to the Burnley College and UCLan campus. It is excellently positioned between Burnley town centre and two junctions on the M65 motorway (J10 & J11).

The M65 motorway leads South onto the M66 and onto the M62 for Manchester, Leeds and Liverpool. Along the M65 to the West are Blackburn, the M6, Preston, Fylde Coast and the Lake District.

Burnley town centre and all its amenities are within walking distance. Burnley Central Station is also in close proximity and the site is additionally served by Burnley Manchester Road Station. A direct rail service to Manchester Victoria and Salford Central is now operational.

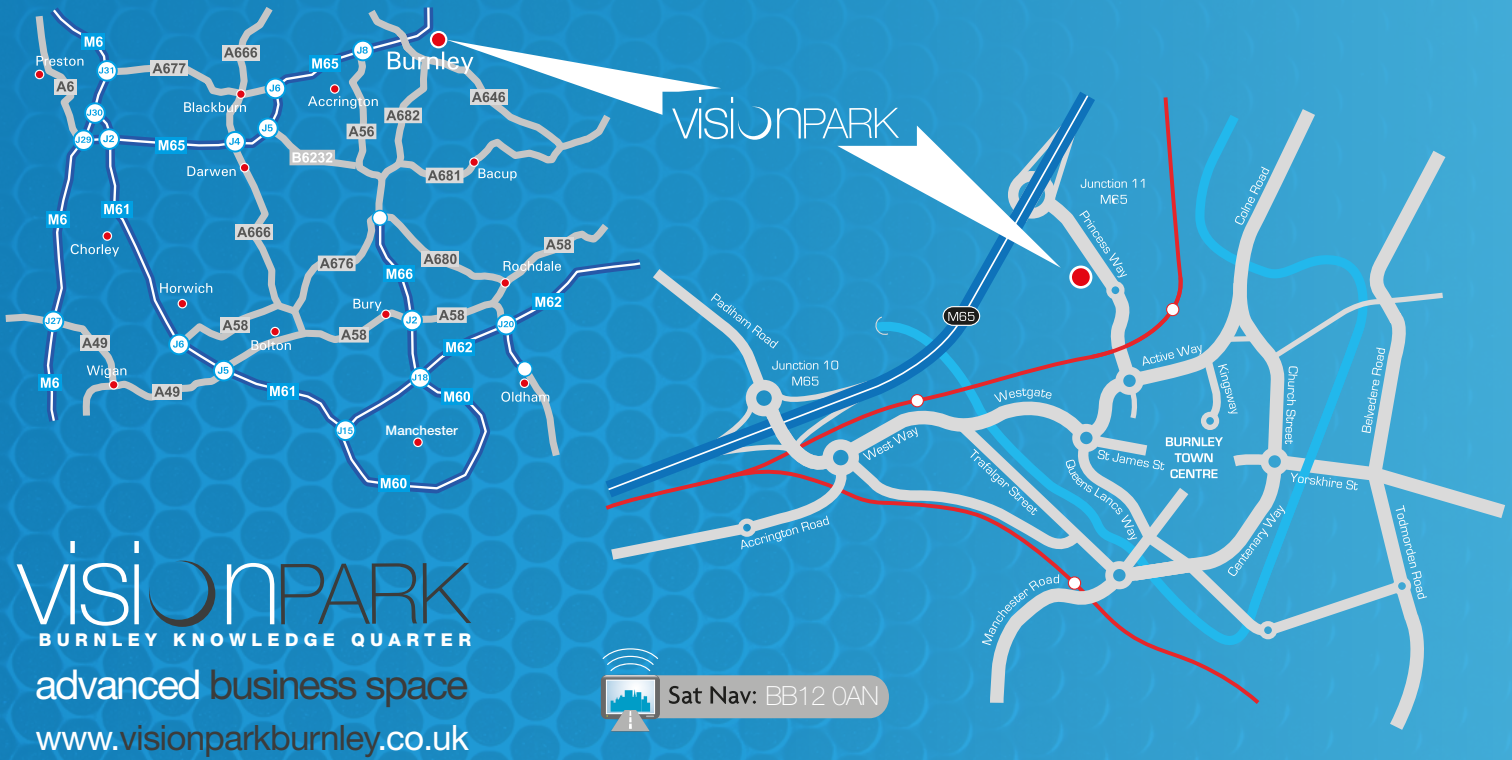
## The Masterplan

The areas surrounding the buildings are just as important as the buildings themselves.

The masterplan is designed to engender a sense of place and at the centre of the Vision Park is a 'green heart'. All the buildings will have an aspect onto this space which will be readily accessed by pedestrians and vehicles using the boulevard that runs across the site.

The vista across the site towards the River Calder and beyond connects with the boulevard and the green heart, providing dramatic views of the playing fields and the Grade II listed Burnley Viaduct. The green heart will be a key social point for all the various people who will work, visit and pass through the site.

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Sat Nav: BB12 0AN

## Road Distances

Blackburn	12 miles
Preston	25 miles
Skipton	20 miles
Manchester	25 miles
Manchester Airport	41 miles
Leeds/Bradford Airport	34 miles

## Contact

Please contact the joint agents for more information.

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## Opportunity

Vision Park offers a flexible working environment and can accommodate a wide range of occupiers in the industrial and manufacturing centres.

Construction of phase one industrial starter units and whole site infrastructure was completed in January 2018. Space from 825 to 5,500 sq. ft. is available both on a leasehold and virtual freehold basis.

Phase 2 & 3 offer industrial and hybrid accommodation which meet occupier specific needs.

Subject to status grants may be available to occupiers relocating to Vision Park. Further information should be sought from Burnley Council's Business Support team on 01282 477213.

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