DELTA POINT

LUNE BUSINESS PARK | LANCASTER | LA1 5QP

UNDER CONSTRUCTION **AVAILABLE Q3 2025**

ENTER >>>

REDEVELOPED INDUSTRIAL & LOGISTICS UNIT

15,000 SQ FT

SPLIT OPTIONS AVAILABLE

- CLOSE TO M6 MOTORWAY J33 & J34
- SELF- CONTAINED UNIT WITH PRIVATE YARD OR ABILITY TO SUB DIVIDED
- 3 PHASE ELECTRICITY SUPPLY

HURSTWOOD HOLDINGS

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LUNE BUSINESS PARK

DESCRIPTION >>>

AERIAL >>>

SPECIFICATION >>>

THE SITE >>>

ACCOMMODATION >>>

LOCATION >>>

DEMOGRAPHICS >>>

FURTHER INFORMATION >>>

DESCRIPTION

LUNE BUSINESS PARK is a major new 23 acre Grade A Industrial Development by Hurstwood Holdings providing an opportunity for tenants to expand or relocate at this established park in the busy city of Lancaster.

The new industrial units will provide high quality space up to **15,000 sq ft.**

The industrial led mixed use development, totalling **350,000 sq ft** consists of both new build industrial units and high quality grade A refurbished units. Accommodation ranges from **1,000sqft-75,000sq ft**.

Units 3-8 is being completely refurbished and redeveloped to deliver a self contained 15,000sqft unit with private yard area and parking . The unit will benefit from brand new roof and external cladding.

There is the option to sub divide the unit offering units from **3,000- 15,000sq ft**.



- New electric loading doors
- Landscaped environment
- Private yard and seperate designated parking
- New build Grade A office accommodation and welfare facilities
- Electric car charging points
- Ability to subdevide units
- New on-site Gym

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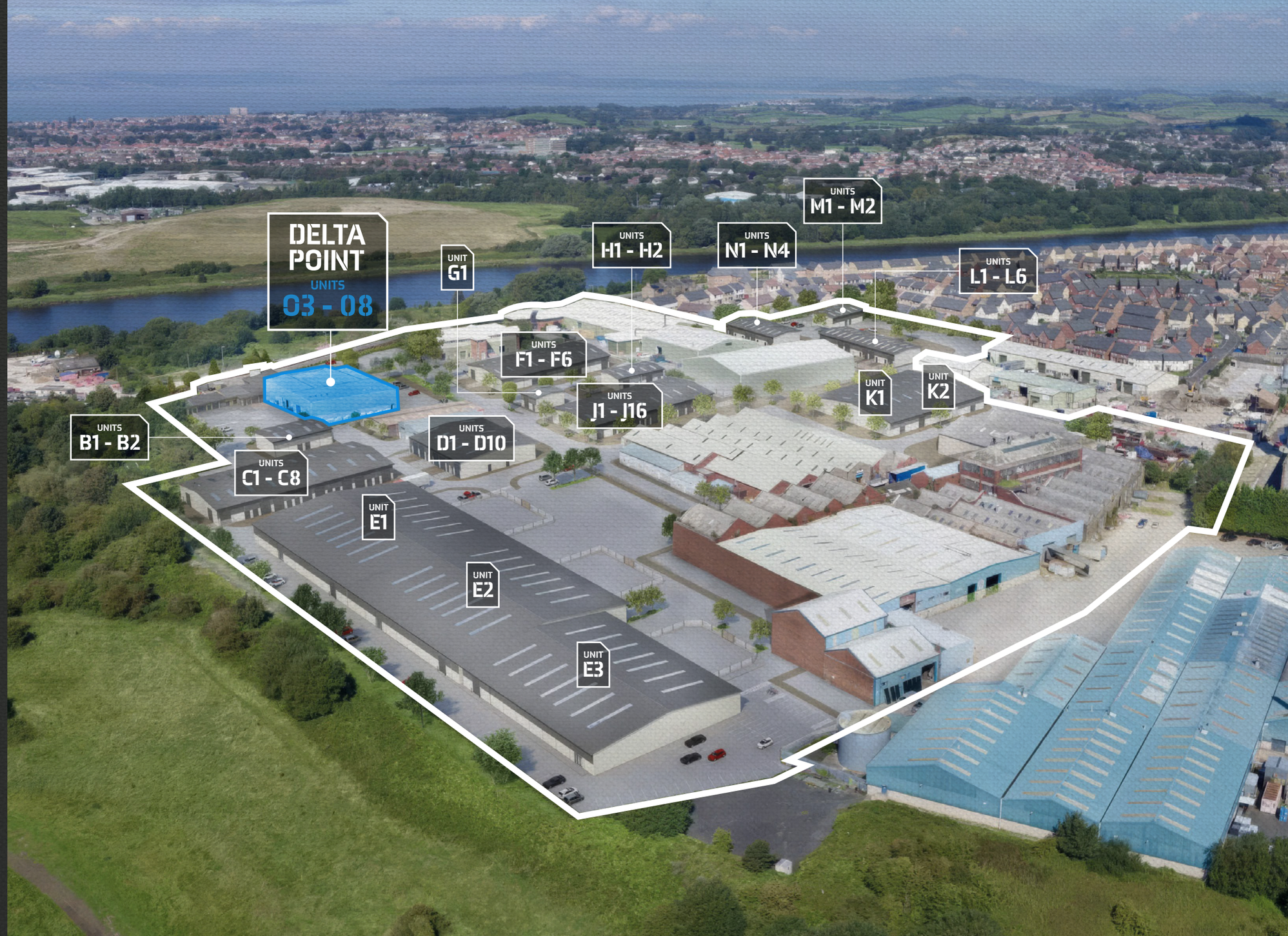
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THE UNITS BENEFITS FROM A GRADE A SPECIFICATION INCLUDING:

- STEEL PORTAL FRAME CONSTRUCTION
- 6.5M EAVES
- BRAND NEW DUAL PITCHED ROOF WITH 25 YEAR WARRANTY
- NEW EXTERNAL FULLY INSULATED CLADDING BENEFITTING FROM 25 YEAR WARRANTY
- REFURBISHED CONCRETE FLOOR
- BRAND NEW INTERNAL & EXTERNAL LED LIGHTING
- SEPARATE DEDICATED PERSONNEL ENTRANCE & DDA COMPLAINT
- 4 LOADING BAYS WITH NEW ELECTRIC ROLLER SHUTTER LOADING DOORS
- 3 PHASE ELECTRICITY SUPPLY
- DESIGNATED CAR PARKING & ADDITIONAL COMMUNAL PARKING
- NEW OFFICE & WELFARE FACILITIES
- PRIVATE YARD WITH DUAL ENTRANCE

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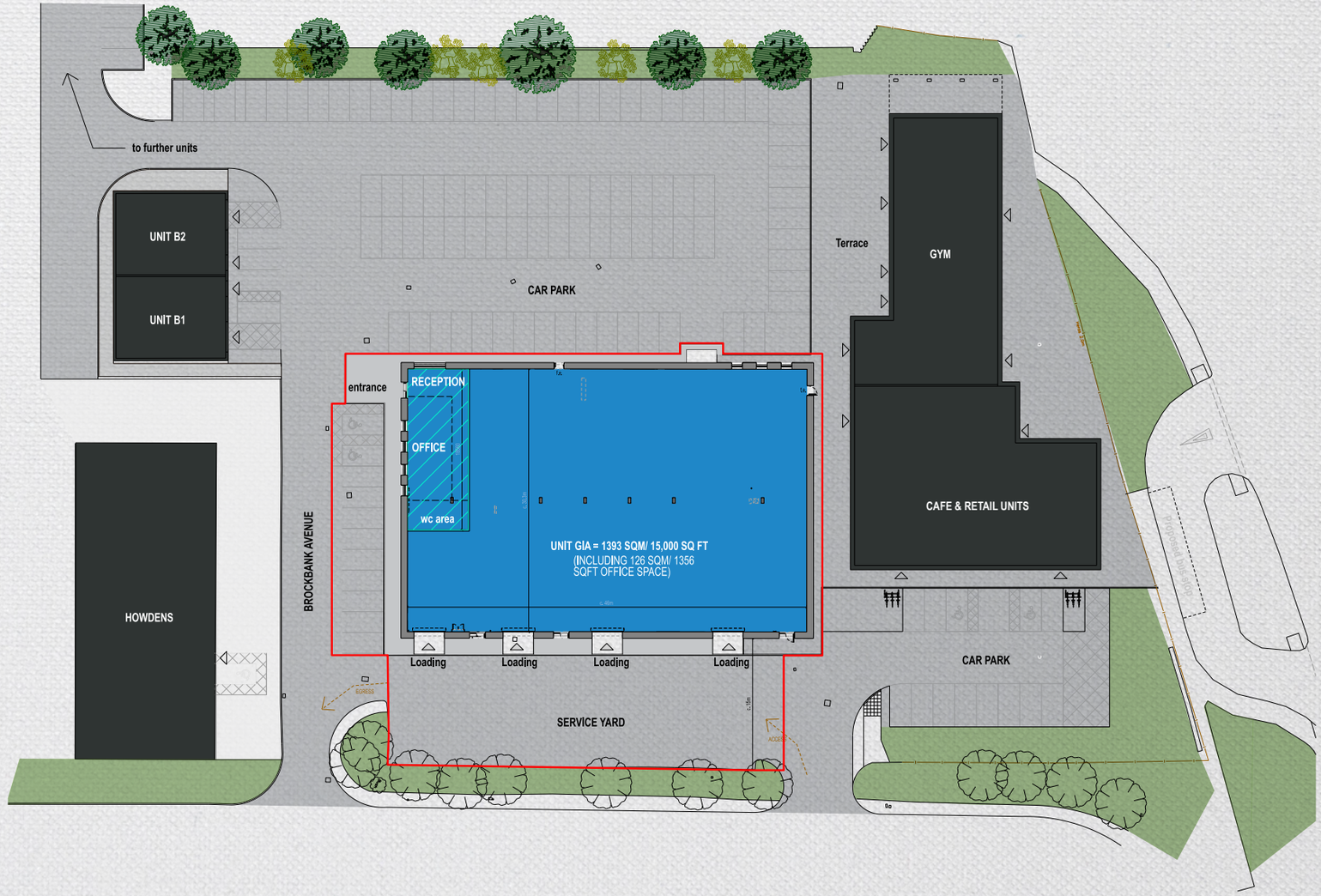
DEMOGRAPHICS >>>

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DETAIL

NEW INDUSTRIAL & LOGISTICS UNITS

UPTO 15,000 SQ FT



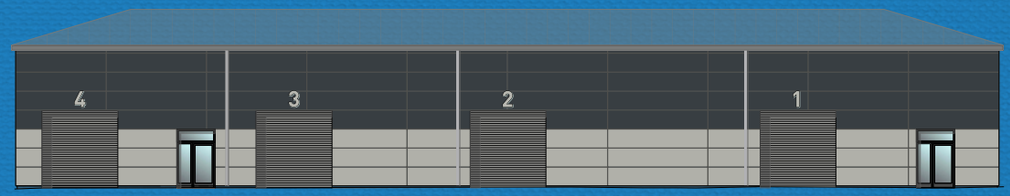
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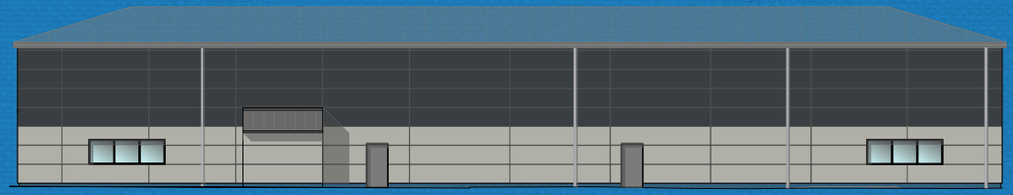
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EST ELEVATION





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LOCATION



LUNE BUSINESS PARK is located just a mile from the centre of Lancaster on New Quay Road, adjacent to the river Lune. It is within a **short drive of junctions 33 and 34 of the M6 motorway**.

The A6 passes through Lancaster city centre leading southwards to Preston, Chorley and Manchester and northwards to Carnforth, Kendal, Penrith and Carlisle. The A683 link road, opened in recent years, has further improved access in the area. Lancaster is served by the **West Coast Main Line at Lancaster railway station**.

Local Businesses include **STS Manufacturing, Howdens, White & Company, Taipale Automotive, Spandex, Metamark UK & VuFlex.**

DRIVE TIMES

Lancaster City Centre	5 mins	1 mile
Morecambe	15 mins	5 miles
Port of Heysham	17 mins	7 miles
M6	10 mins	3.4 miles

Preston	39 mins	26 miles
Penrith	1 hr	50 miles
Manchester	1hr 12 mins	59 miles
Carlisle	1hr 15 mins	67 miles

Easy access to J34 / M6 + A683 link road nearby

West coast main line on the doorstep

Port of Heysham within a short drive

Close proximity to Lancaster city centre

A well-established business park

New on site bus stop offer direct services to Lancaster City Centre

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142,900
Lancaster population

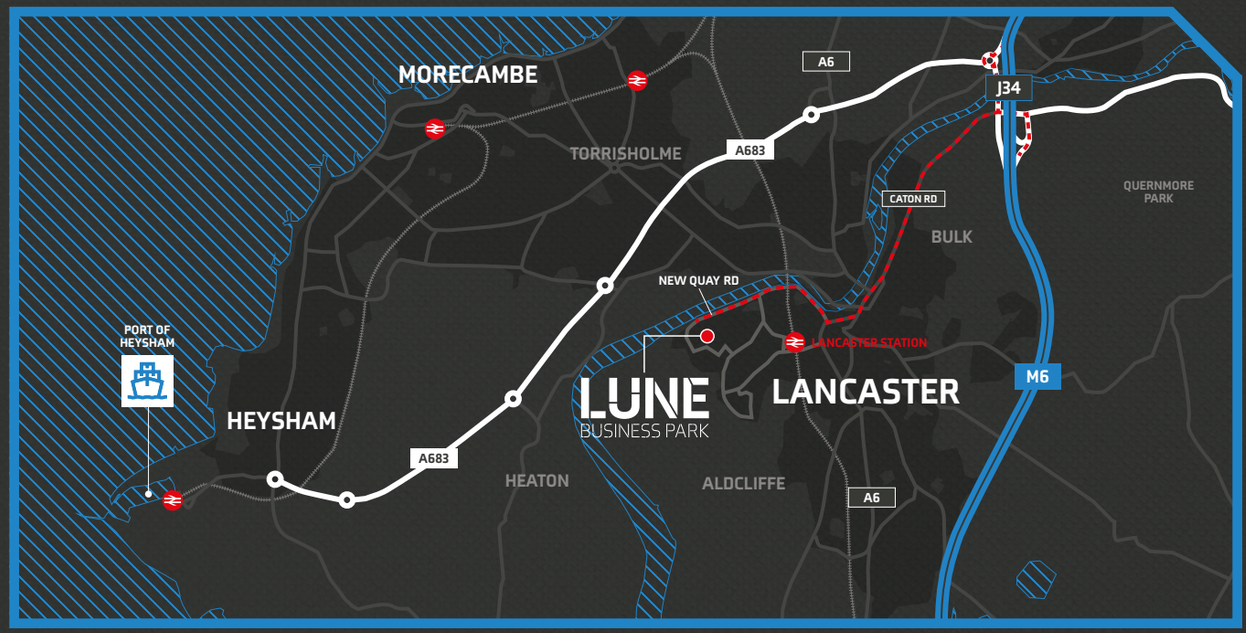
~52,000
businesses within a 30 minute drive

4,715
Active enterprises in Lancaster district

Students and staff at Lancaster University
11,986

1.27M
Lancashire employment catchment

2.4M
60 minute drivetime population



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AMENITIES

The scheme includes onsite gym, cafe and other retail options as part of the park's development, with planning for all uses under the class E category including offices.

SERVICES

All mains services will be available including 3 phase power as standard.

EPC

Energy Performance Certificates are available on request.

RATING

Each unit will be separately assessed upon completion of the build. Further details are available on request.

VAT

VAT will be charged at the prevailing rate.

TERMS

The units are available To Let on new FRI leases for a term to be agreed.

CONTACT DETAILS

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