

# 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

# DELTA POINT

LUNE BUSINESS PARK

# 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 separate designated parking



New build Grade A office accommodation and welfare facilities



Electric car charging points



Ability to subdivide units

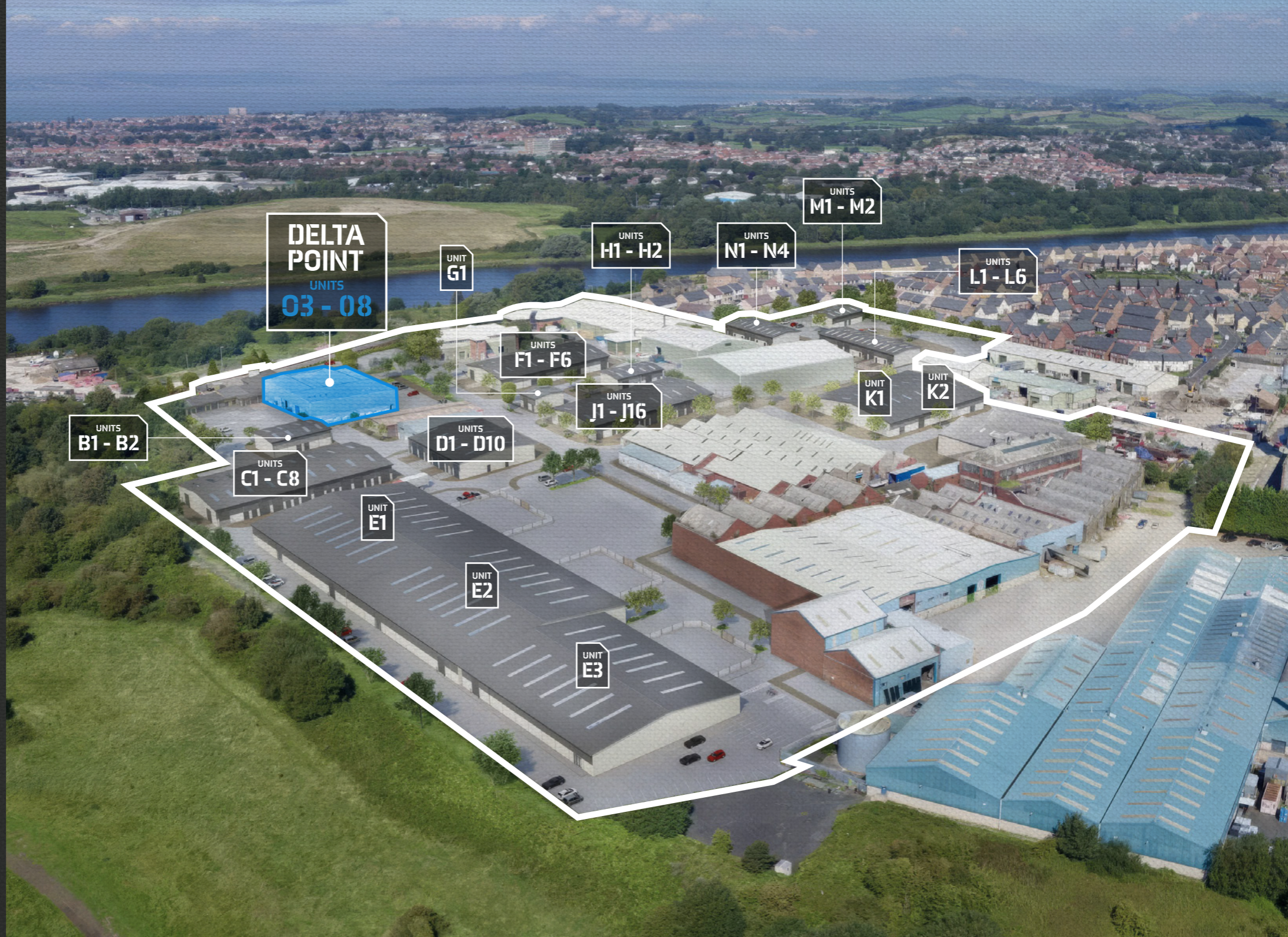


New on-site Gym



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LUNE BUSINESS PARK



**DELTA POINT**  
UNITS  
**03 - 08**

UNIT  
**G1**

UNITS  
**H1 - H2**

UNITS  
**N1 - N4**

UNITS  
**M1 - M2**

UNITS  
**L1 - L6**

UNITS  
**F1 - F6**

UNITS  
**J1 - J16**

UNIT  
**K1**

UNIT  
**K2**

UNITS  
**B1 - B2**

UNITS  
**C1 - C8**

UNITS  
**D1 - D10**

UNIT  
**E1**

UNIT  
**E2**

UNIT  
**E3**



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

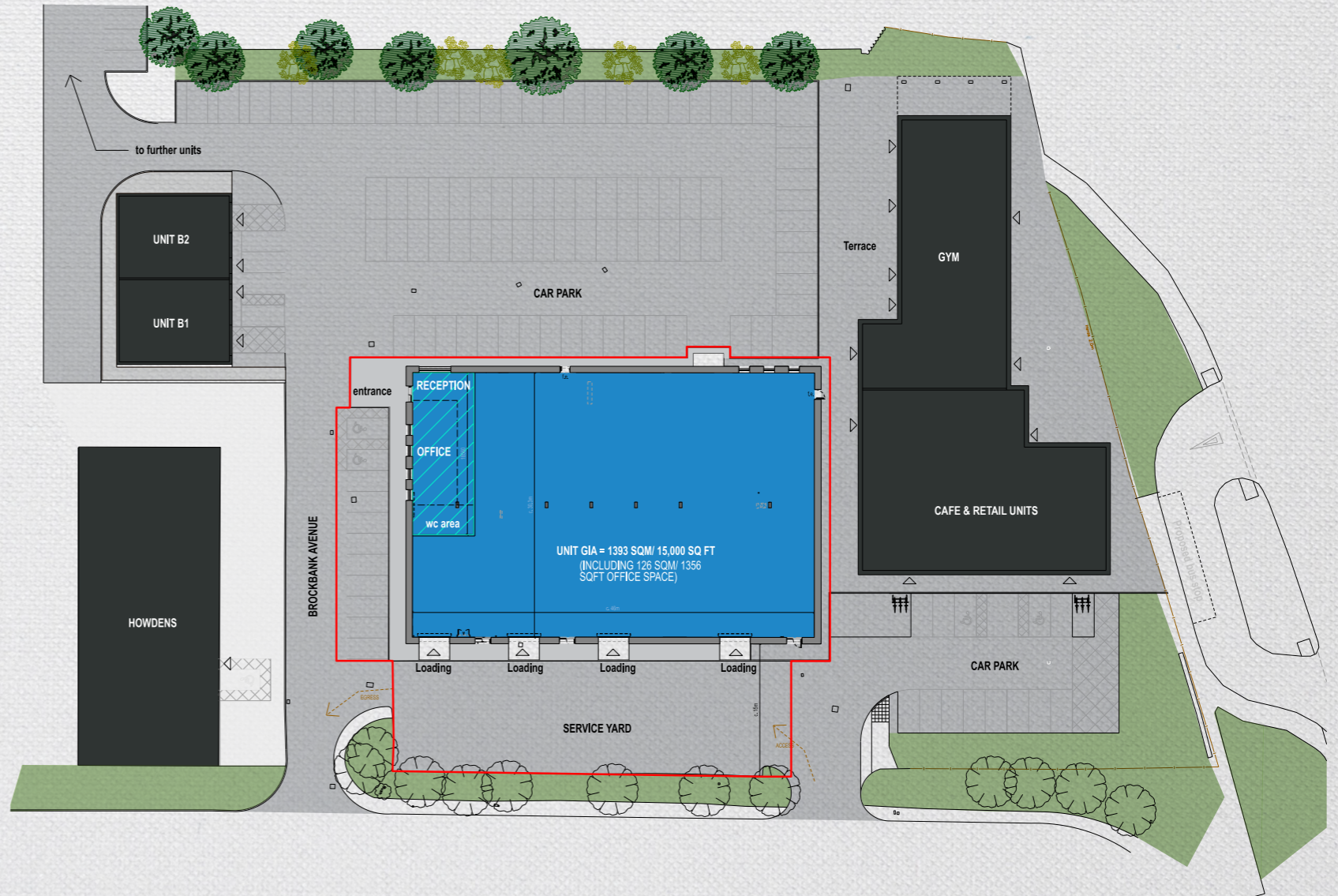


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LUNE BUSINESS PARK

NEW INDUSTRIAL  
& LOGISTICS UNITS

# UPTO 15,000 SQ FT

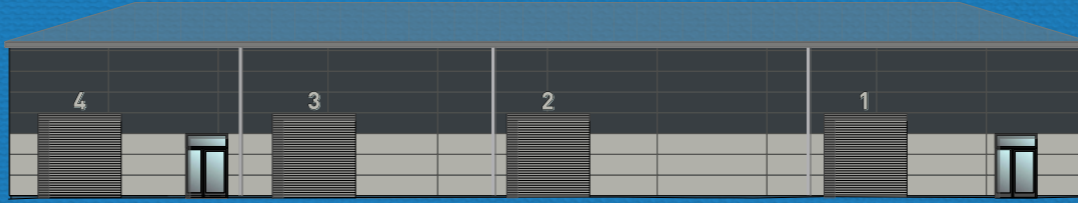


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# ACCOMMODATION

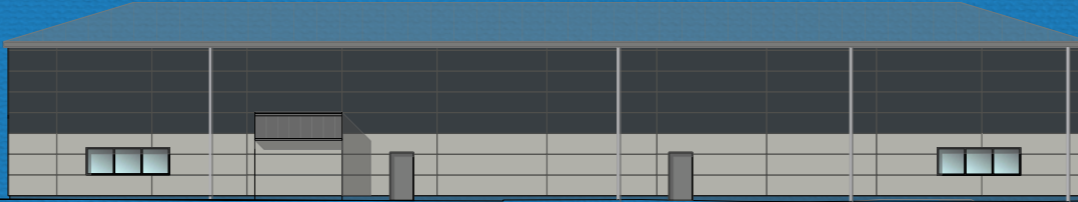
NORTH EAST  
ELEVATION



NORTH WEST  
ELEVATION



SOUTH WEST  
ELEVATION



SOUTH EST  
ELEVATION



# DELTA POINT

## LUNE BUSINESS PARK

MANCHESTER



**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**

# DELTA POINT

LUNE BUSINESS PARK

# 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

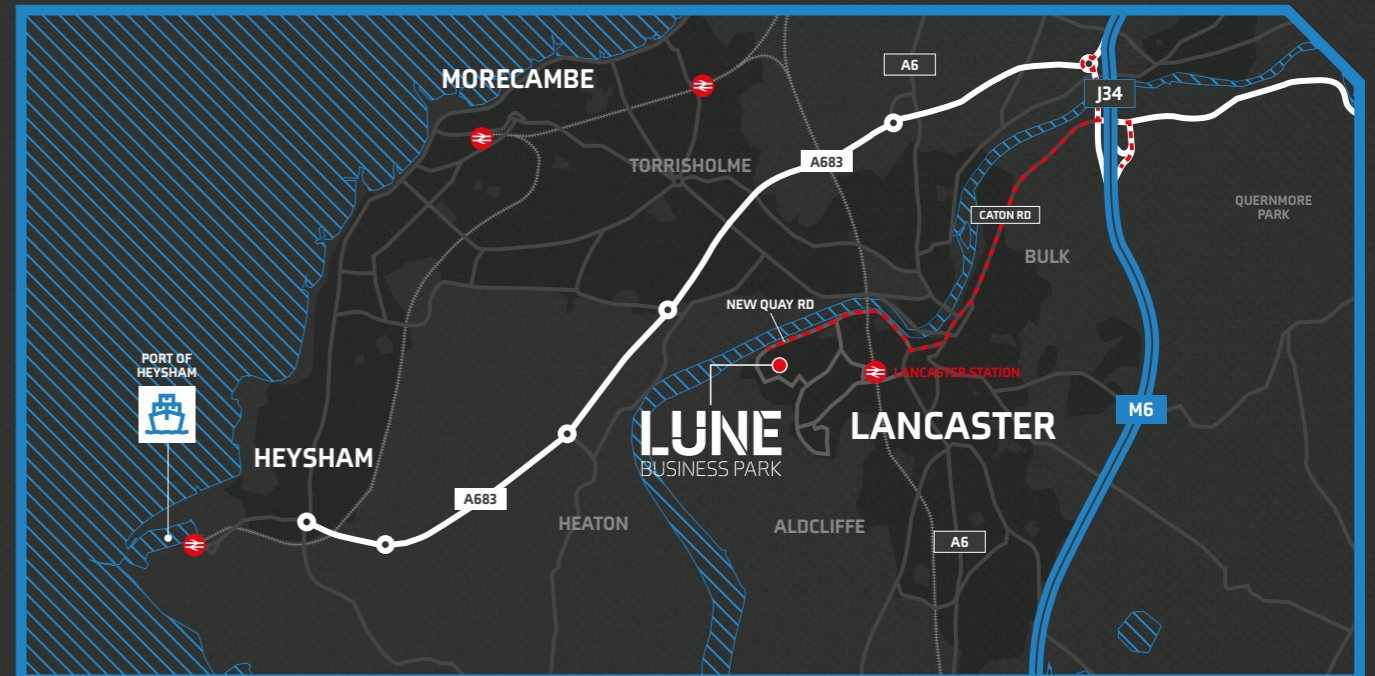
# 11,986

# 1.27M

Lancashire  
employment  
catchment

# 2.4M

60 minute drivetime  
population



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# OFFICES



## 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.

## CONTACT DETAILS

**James Taylor**

T 07837 453 157

E james@taylorweaver.co.uk



**Constantine Thanopoulos**

T 0161 220 1999

E constantine.thanopoulos@hurstwoodholdings.com

## 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.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2025. Designed & produced by Creativeworld 01282 858 200.



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HOLDINGS**