



HEYSHAM GATEWAY



Source: Bing Maps

For information, contact:

Steve Capper

t: 0161 2335616

f: 0161 2335684

e: stephen.capper@cbre.com

CBRE Limited

5th Floor, Belvedere

12 Booth Street

Manchester M2 4AW

t: 0161 455 7666

f: 0161 233 5684

- Potential Development Opportunities
- Sites and Business Units - Up to 30,000 sq ft
- Within 1 mile of the Port of Heysham
- New Link Road under construction providing excellent access to the M6 Motorway
- Excellent location for Port, Logistics, Nuclear and Energy sectors given proximity to the Energy Coast

SUBJECT TO CONTRACT – 26/02/2014

DISCLAIMER: CBRE LIMITED

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

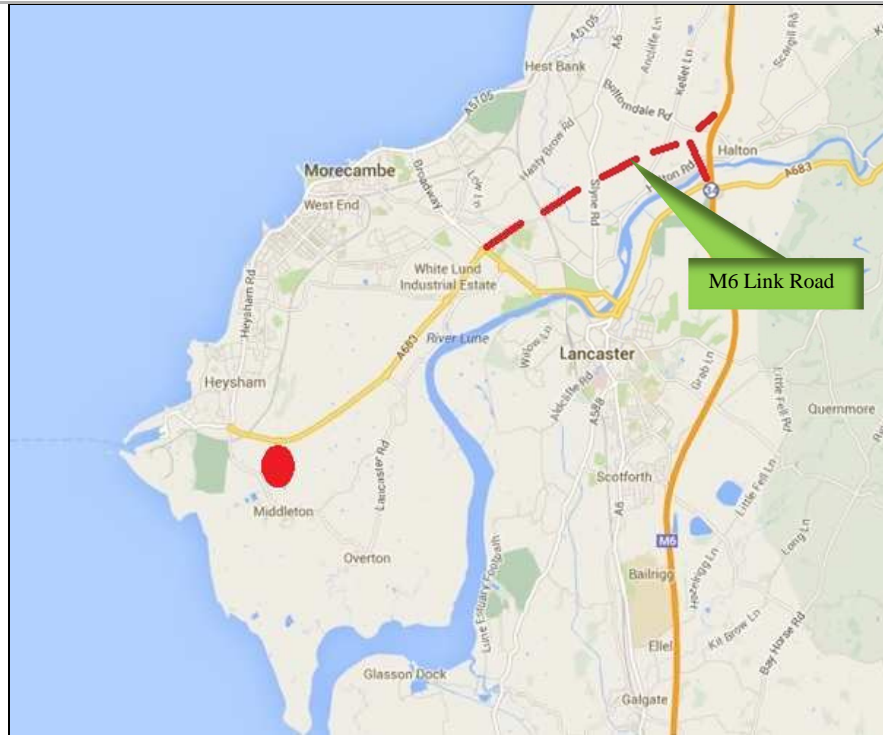
CBRE

www.cbre.co.uk

HEYSHAM GATEWAY



Potential Development Opportunities



Source: Google Maps

- The new link road will dramatically reduce travelling time to and from Heysham and Morecambe which will enhance development and investment into the area stimulating economic growth.
- Heysham Port provides 24hr sea access to the Republic of Ireland and the Isle of Man and it is ideally placed to service the offshore Gas and Wind sectors.
- One of the world's largest wind farms is located off Heysham with plans for further expansion.
- Plans for a third nuclear power station.

For information, contact:

Steve Capper

t: 0161 2335616

f: 0161 2335684

e: stephen.capper@cbre.com

CBRE Limited
5th Floor, Belvedere
12 Booth Street
Manchester M2 4AW
t: 0161 455 7666
f: 0161 233 5684

SUBJECT TO CONTRACT – 26/02/2014

DISCLAIMER: CBRE LIMITED

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

www.cbre.co.uk