

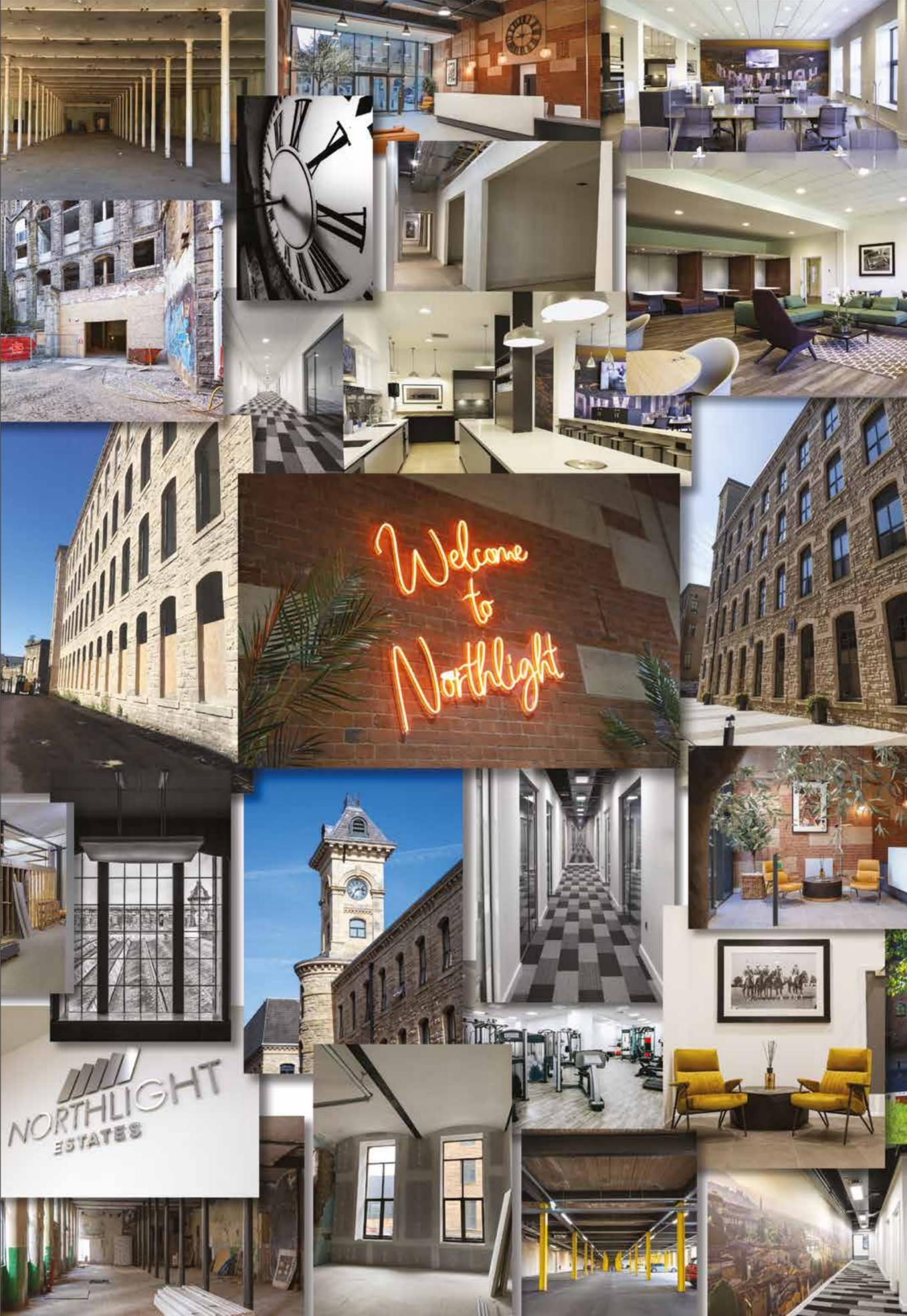


NORTHLIGHT
INDUSTRIES

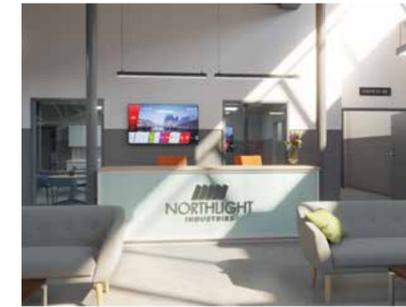



NORTHLIGHT
INDUSTRIES

A Group First Company



Love where you work.



AN INTRODUCTION TO NORTHLIGHT INDUSTRIES

Group First is proud to launch the iconic Northlight Industries development in partnership with Pearl and Barnfield Construction.

Northlight has taken centre stage again in the economic fortunes of Lancashire and plays an important role within the Northern Powerhouse.

The site has undergone a £32 million investment programme to transform it into a major business destination for the North West.

Northlight occupies a seven-acre site and is set in a commanding position, with stunning views out towards Pendle Hill. Through sympathetic restoration with a contemporary design twist, coupled with the creation of a quality-landscaped setting, the vast complex has now been brought back to life.

The Grade II listed Northlight Industries complex offers the very best in office and industrial workspace to suit all types of business, offering 75,000 Sq/Ft of office workspace, 50,000 Sq/Ft of industrial workspace and 25,000 Sq/Ft of self storage space. We are ready to accommodate your business offering the highest standards of facilities.



THE HIGHEST STANDARD OF FACILITIES

At Northlight Industries, we provide top-notch business amenities such as board rooms, meeting rooms, SieMatic kitchens, luxury co-working breakout areas, showers and relaxed meeting areas, office space, storage space, industrial workshop space, Leisure Box, coffee shop, free parking along with a managed reception and postal service. We are committed to delivering the best service and facilities for your business.



Ground Floor

Office Space

BUSINESS FIRST
YOUR SPACE TO WORK



SIZES

BAND	SQ/FT
150 Sq/Ft	
200 Sq/Ft	
250 Sq/Ft	
400 Sq/Ft	
500 Sq/Ft	
600 Sq/Ft	
700 Sq/Ft	
900 Sq/Ft	
1000 Sq/Ft	

- Units
- Kitchen/breakout
- WC's
- Lift
- Plant
- Circulation
- Reception
- The Hub
- Store
- Hotdesks
- Meeting room
- Post room

Please note, all sizes are estimated.
Figures shown are for illustration purposes only.
All agreements are subject to contract.

Purpose of issue: Floor plan of workspace
 Project: Northlight Industries Clock Tower Mill
 Drawing: Ground floor - plan view
 Scale @ A0: As indicated
 Project No: AT1-18
 Drawing identifier: sign, lobby, toilet, store, etc. and type number: 20-22-02-P2-003 P13

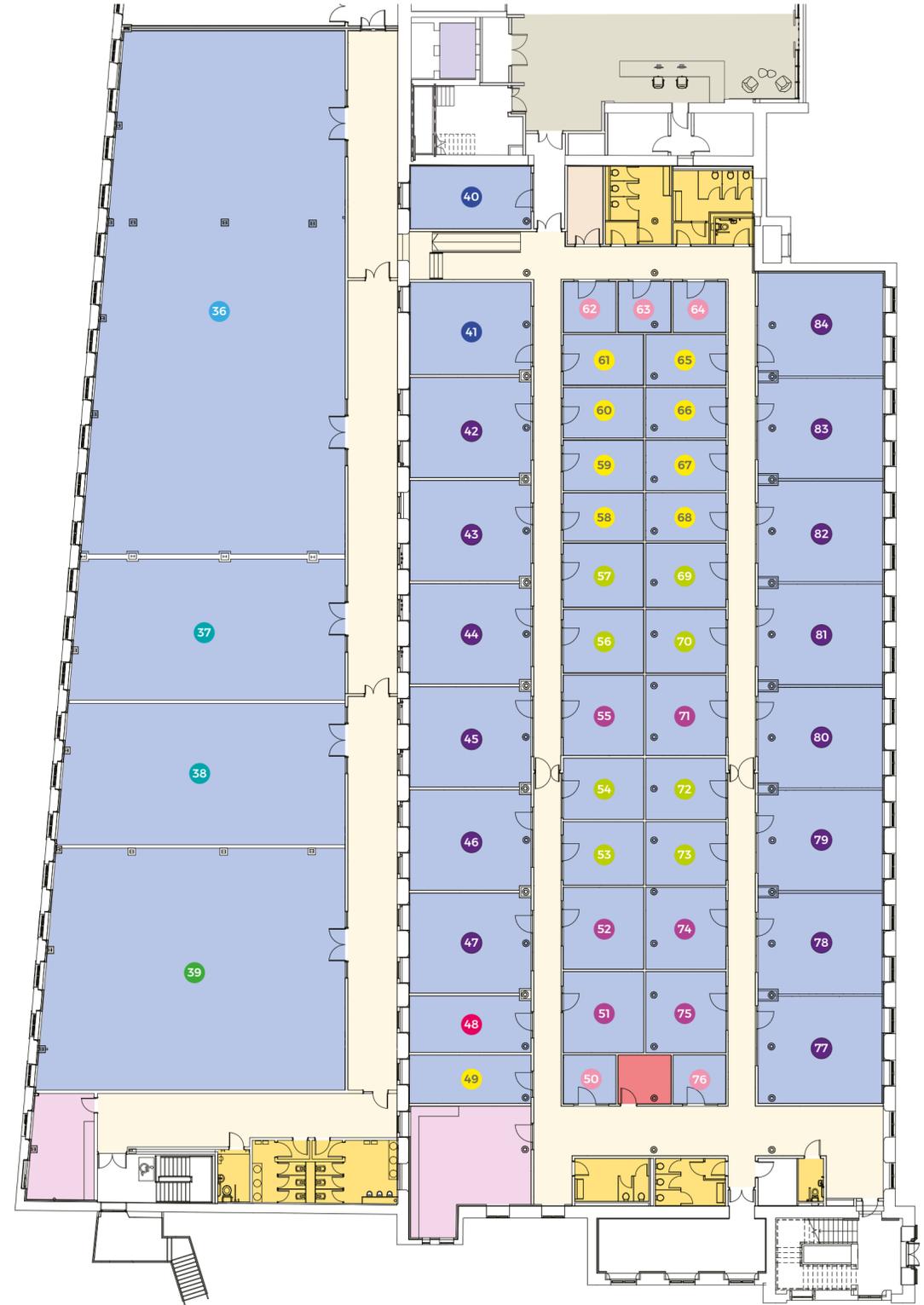
Northlight Building One



Ground Floor

Office Space

BUSINESS FIRST
YOUR SPACE TO WORK



SIZES

BAND	SQ/FT
100 Sq/Ft	
150 Sq/Ft	
200 Sq/Ft	
250 Sq/Ft	
300 Sq/Ft	
450 Sq/Ft	
500 Sq/Ft	
1500 Sq/Ft	
2700 Sq/Ft	
4860 Sq/Ft	

- Units
- Kitchen/breakout
- WC's
- Lift
- Plant
- Circulation
- Reception
- Post room
- Store

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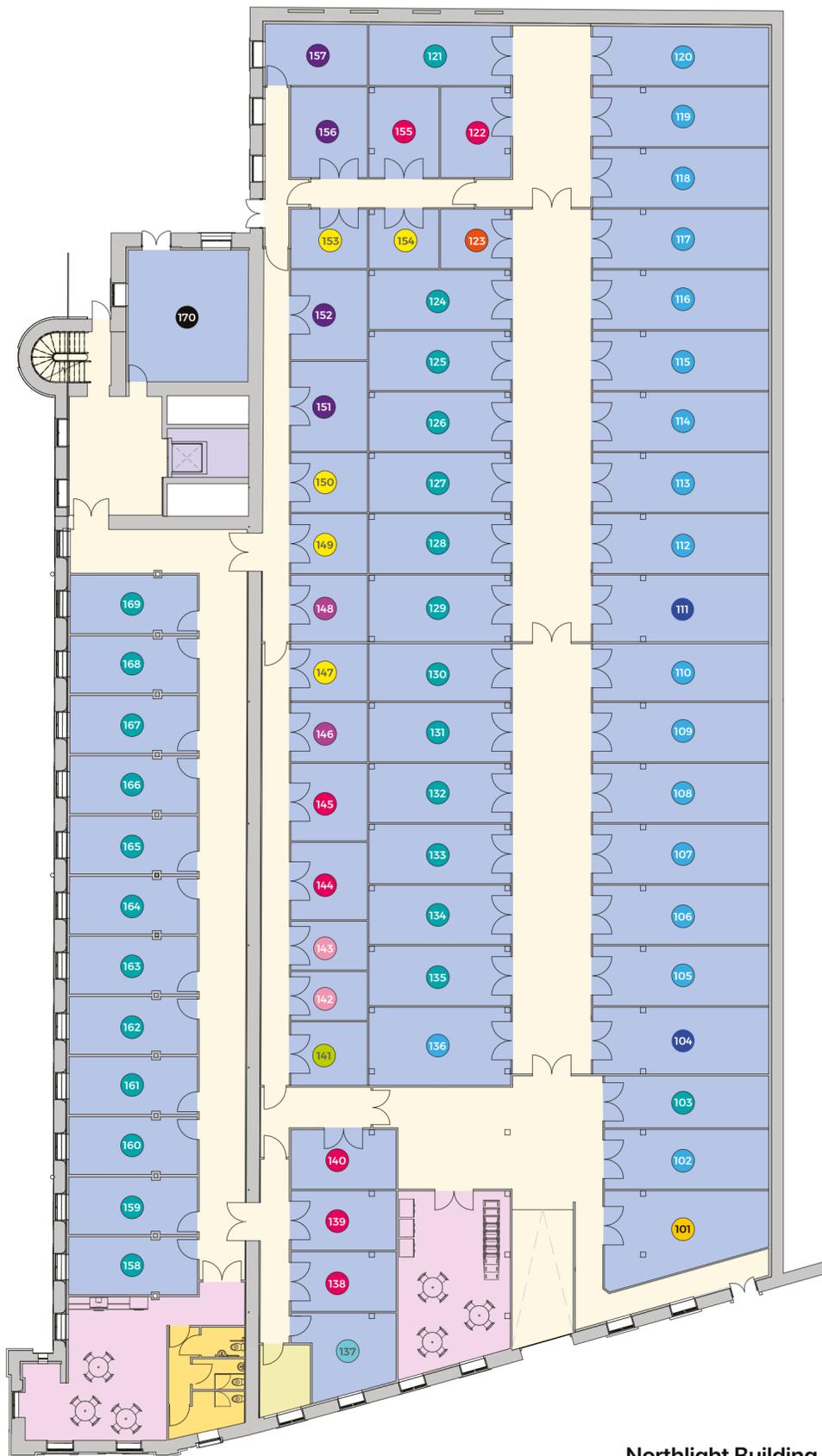
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Northlight Building One



First Floor

Office and Storage



SIZES	
BAND	SQ/FT
[Pink]	100 Sq/Ft
[Orange]	115 Sq/Ft
[Yellow]	125 Sq/Ft
[Light Green]	135 Sq/Ft
[Purple]	150 Sq/Ft
[Magenta]	175 Sq/Ft
[Dark Purple]	200 Sq/Ft
[Light Blue]	210 Sq/Ft
[Teal]	250 Sq/Ft
[Green]	275 Sq/Ft
[Blue]	300 Sq/Ft
[Dark Blue]	350 Sq/Ft
[Yellow-Orange]	400 Sq/Ft
[Black]	500 Sq/Ft

- [Blue Box] Units
- [Pink Box] Kitchen/breakout
- [Yellow Box] WC's
- [Purple Box] Lift
- [Light Green Box] Plant
- [Yellow-Orange Box] Circulation

Please note, all sizes are estimated.
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Purpose of Issue
 Floor plan of workspace

Project
 Northlight Industries Clock Tower Mill

Drawing
 First floor - plan view

Scale (if A0)
 As indicated

Project No.
 A11-18

Drawing Identifier
 20-22-02-P2-003 P13

Northlight Building Two



Second Floor

Office and Industrial Units



SIZES	
BAND	SQ/FT
[Green]	650 Sq/Ft
[Purple]	730 Sq/Ft
[Yellow]	850 Sq/Ft
[Orange]	1,300 Sq/Ft
[Magenta]	1,600 Sq/Ft
[Blue]	2,000 Sq/Ft
[Black]	3,000 Sq/Ft

- [Blue Box] Units
- [Pink Box] Kitchen/breakout
- [Yellow Box] WC's
- [Purple Box] Lift
- [Light Green Box] Plant
- [Yellow-Orange Box] Circulation
- [Grey Box] Reception
- [Orange Box] Store
- [Teal Box] Meeting room

Please note, all sizes are estimated.
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Purpose of Issue
 Floor plan of workspace

Project
 Northlight Industries Clock Tower Mill

Drawing
 Second floor - plan view

Scale (if A0)
 As indicated

Project No.
 A11-18

Drawing Identifier
 20-22-02-P2-003 P13

Northlight Building Two





THE BEST LOCATION

Northlight Industries is situated in Brierfield, Pendle, Lancashire, directly off the M65 (Junction 12). Its location offers a commanding position with arresting views of Pendle Hill, making it an ideal location for your new business workspace.

The Northlight development is clearly visible from the M65 motorway and is conveniently located just a 7-minute drive from the beautiful village of Barrowford, with central Manchester being only 40 minutes away by car.

Additionally, the cities of Leeds and Liverpool can be reached within an hour's drive. The complex also boasts a train station adjacent to it, which operates direct trains to Preston Mainline Station, providing onward connections to Manchester, London and Scotland. Furthermore, Manchester International Airport and Leeds Bradford Airport are both only a 1-hour drive away.

ADDRESS

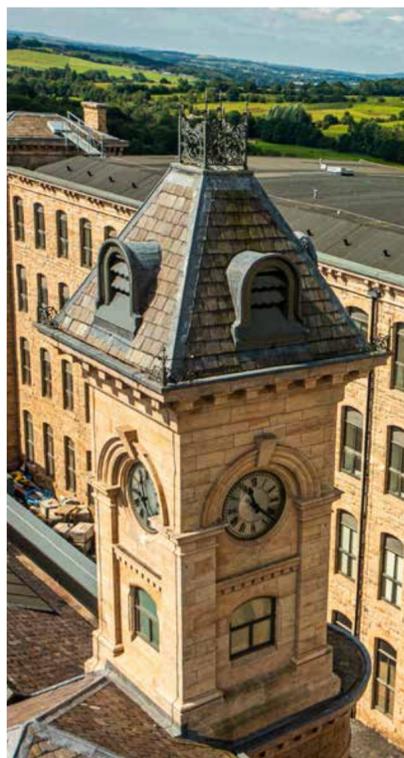
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ENQUIRIES

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MISREPRESENTATION ACT

Northlight Industries for themselves and for the vendors or lessors of this property, whose agents they are give notice that:

a) all particulars are set out as general outline only for the guidance of intending lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending tenant 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; c) no person in the employment of Northlight Industries has any authority to make any representation or warranty whatsoever in relation to this property.

**NORTHLIGHT
INDUSTRIES**

