

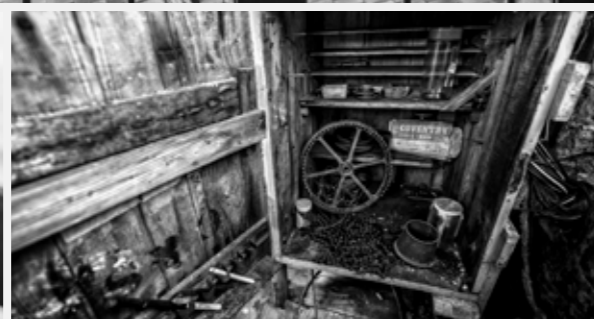
**NORTHLIGHT**  
YOUR SPACE TO WORK



**BUSINESS FIRST**  
YOUR SPACE TO WORK

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## YOUR SPACE TO WORK

### *Steeped in history*

Built in 1832, this former cotton mill and local landmark is being regenerated into one of the most exciting developments in the North of England.

The mill complex is a dominant feature and a landmark in Pendle.

The north and south mills are visible from a great distance and are important to the local vista.

The large scale of the mill buildings, in comparison with the surrounding buildings, ensures that they are clearly visible from the motorway, making it an easy destination to reach.

The main objective of the development is to regenerate the site whilst preserving the important architectural features and character of the mill complex, whilst beginning a successful new chapter with fully functioning buildings that create a new destination for the region.

That destination is Northlight.



Artists impression



Artists impression

## YOUR SPACE TO WORK

### *Flexible co-working*

Northlights sympathetically renovated business units and have 24 hour access control and a daytime concierge service at reception, which is set within the central hub of the original mill building.

The reception includes an informal seating area and double height space, providing a striking entrance to Business First.

From the reception area, access to the business units is via tall and airy circulation spaces, where the original mill's building features have been retained and incorporated into the contemporary refurbished spaces

The design-led work space injects new life into the Grade II historic fabric of the building; offering a range of commercial units, many of which can be fitted out to specific tenants' requirements.

As well as office space, there is a flexible co-working space, meeting rooms for hire and a collaboration lounge with leisure space for the use of both business tenants and residents.





**KEY**

- 150 sq ft Office suite
- 200 sq ft Office suite
- 250 sq ft Office suite
- 400 sq ft Office suite
- 500 sq ft Office suite
- 600 sq ft Office suite
- 700 sq ft Office suite
- 900 sq ft Office suite
- 1000 sq ft Office suite
- Wash room
- Print hub
- Meetin/board room
- Hot desking area / Collaboration space
- Kitchen
- Reception
- Plant room
- Lifts

# THE LAYOUT

## *Floor plan*

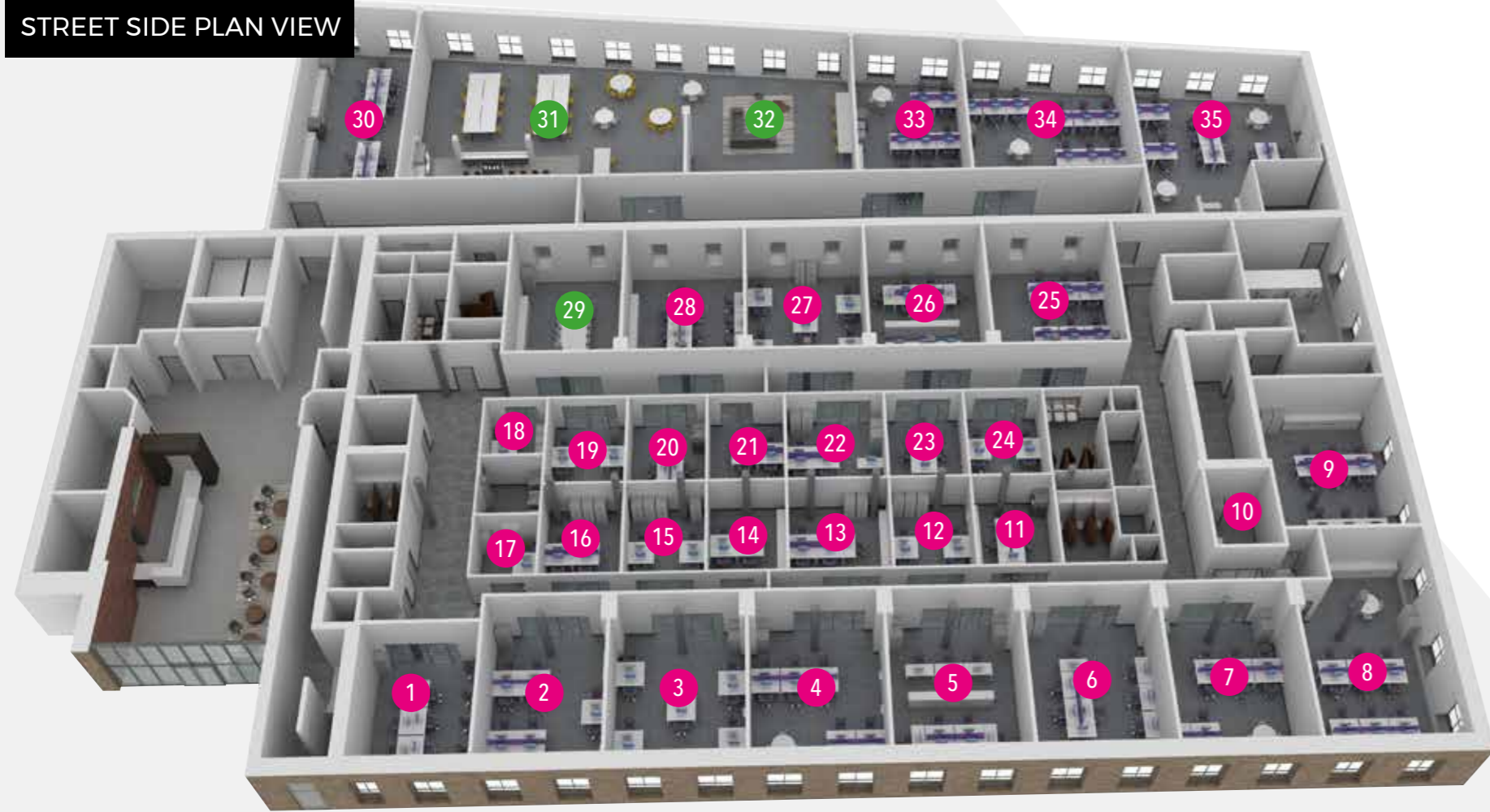
Northlight tenants will enjoy working from contemporary, cost-effective and flexible accommodation. Enjoying the space that you spend time in will transform your working life and boost staff motivation and productivity.

Offering fresh, inspiring office spaces suiting the needs of today's forward-thinking businesses.

Business First offers short and medium term rental of units ranging from 150 sq/ft to 1000 sq/ft within the Grade II Listed Mill building. Our facilities will include:

- Reception and concierge
- Super fast broadband
- 24 hour secure access
- Designated parking
- Collaboration lounge/event space
- Designer kitchen
- Artisan coffee
- Free parking on-site

STREET SIDE PLAN VIEW



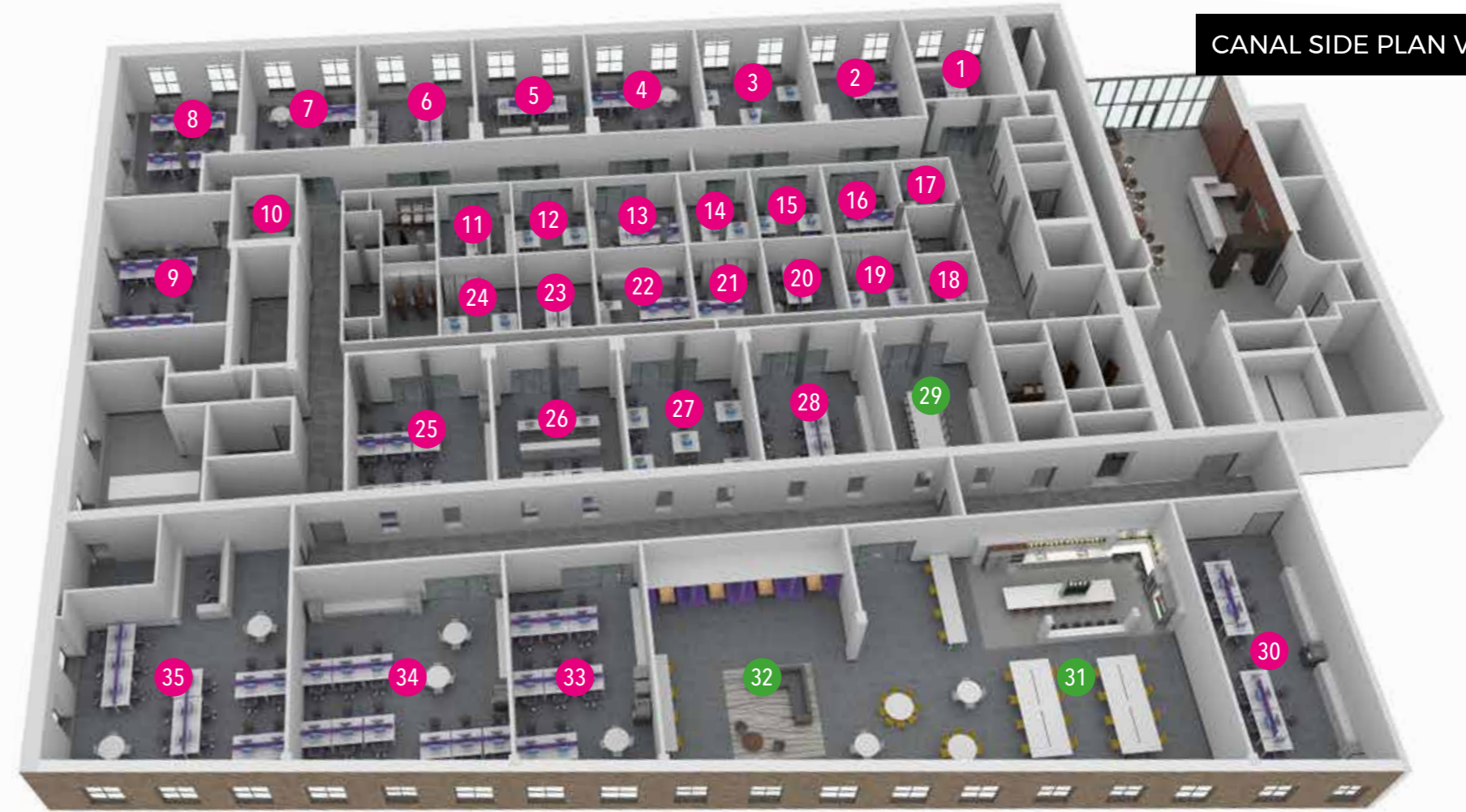
- 1 8 person office - 400 sq ft
- 2 10 person office - 500 sq ft
- 3 10 person office - 500 sq ft
- 4 10 person office - 500 sq ft
- 5 10 person office - 500 sq ft

- 6 10 person office - 500 sq ft
- 7 10 person office - 500 sq ft
- 8 12 person office - 600 sq ft
- 9 12 person office - 600 sq ft
- 10 2 person office - 150 sq ft

- 11 4 person office - 200 sq ft
- 12 4 person office - 200 sq ft
- 13 5 person office - 250 sq ft
- 14 4 person office - 200 sq ft
- 15 4 person office - 200 sq ft

- 16 4 person office - 200 sq ft
- 17 2 person office - 150 sq ft
- 18 2 person office - 150 sq ft
- 19 4 person office - 200 sq ft

CANAL SIDE PLAN VIEW



- 20 4 person office - 200 sq ft
- 21 5 person office - 250 sq ft
- 22 4 person office - 200 sq ft
- 23 4 person office - 200 sq ft

- 24 4 person office - 200 sq ft
- 25 10 person office - 500 sq ft
- 26 10 person office - 500 sq ft
- 27 10 person office - 500 sq ft

- 28 10 person office - 500 sq ft
- 29 Board room - 500 sq ft
- 30 18 person office - 900 sq ft
- 31 The Hub - 1000 sq ft

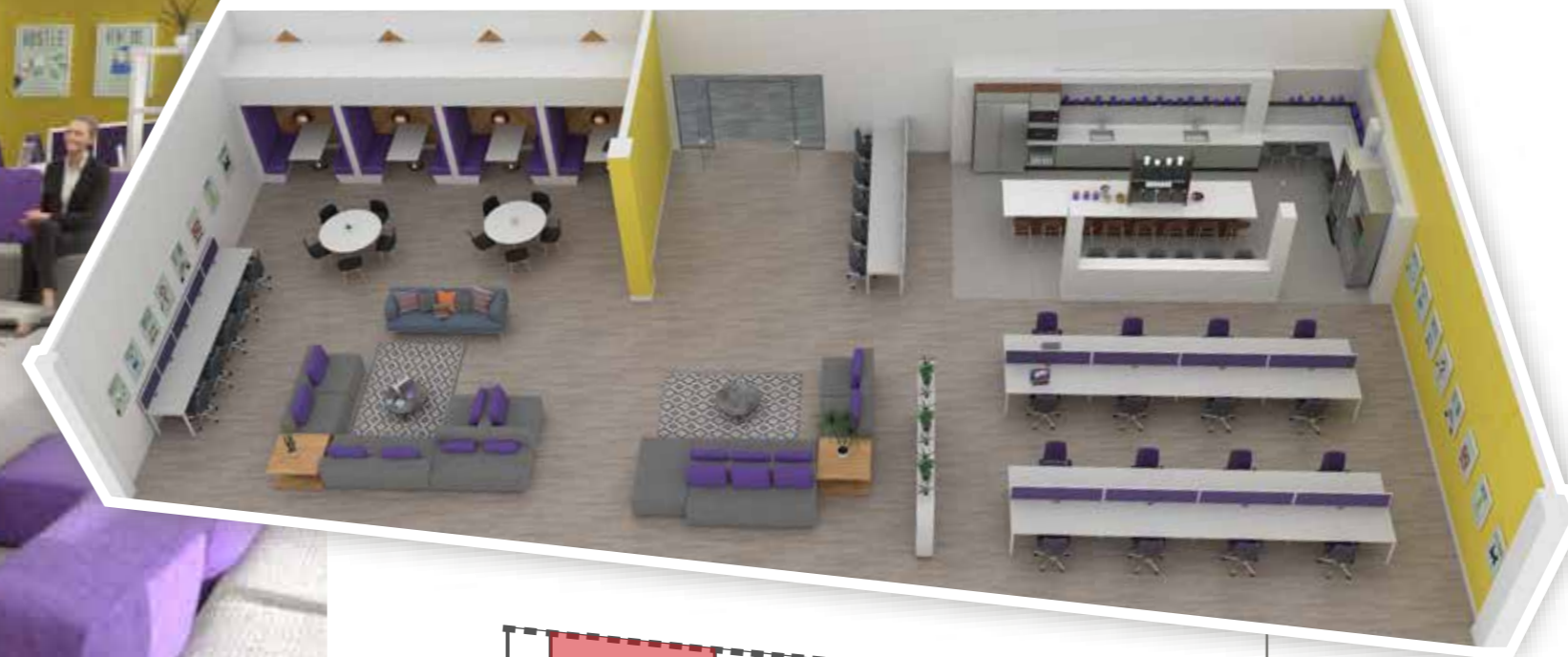
- 32 The Hub - 700 sq ft
- 33 14 person office - 700 sq ft
- 34 18 person office - 900 sq ft
- 35 20 person office - 1000 sq ft



Artists impression

# THE HUB | *Hotdesks*

Northlight offers all-inclusive amenities that are cost-effective and relevant to you and your staff. The collaboration lounge features custom design and furniture provided for comfort, to enhance creativity and to increase productivity.

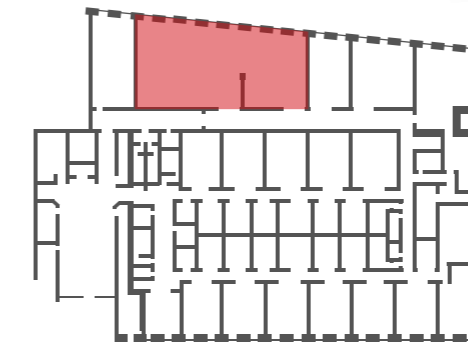


Enjoy complimentary drinks and prepare your lunch in a shared, dynamic environment while enjoying views across Pendle Hill.

Facilities provided within the lounge include:

- Dining spaces
- Shared kitchen space with complimentary refreshments
- Leisure space
- Quiet seating areas
- Open seating areas

From the lounge, access a dedicated hot desk space for agile working from any available desk.



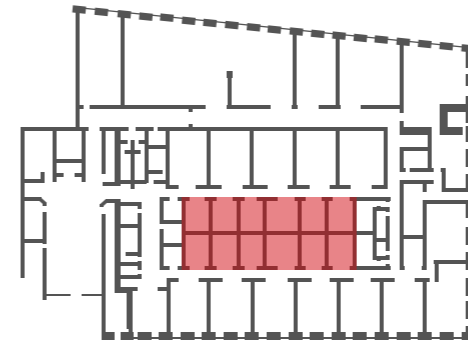
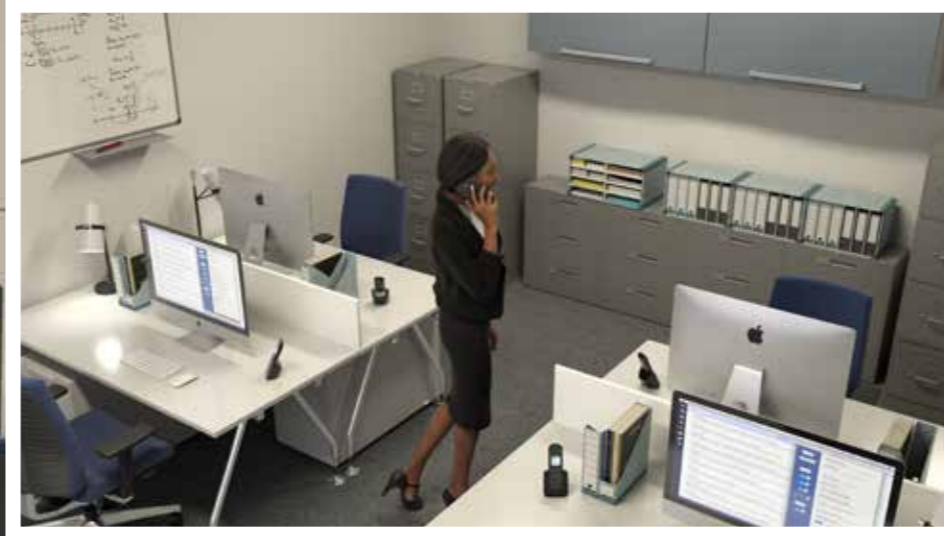


Artists impression

# 4 PERSON

# Office

**Small private office** - a 200 sq ft office fits four people comfortably and offers you access to facilities at all locations, as well as a host of modern business facilities in your own centre.





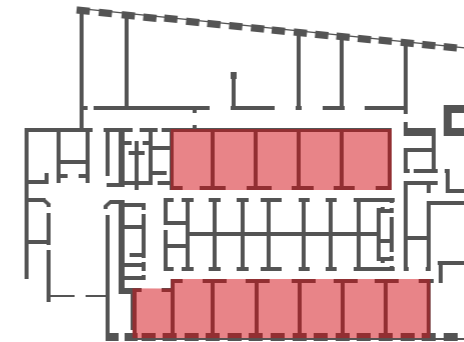


Artists impression

# 10 PERSON

## Office

**Medium private office** - a 500 sq ft office fits up to 10 people and offers you access to facilities at all locations, as well as a host of modern business facilities in your own centre.



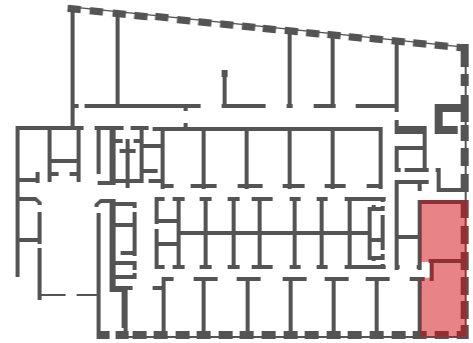


Artists impression



# 12 PERSON Office

**Large private office** - 600 sq ft office fits 12 people comfortably and offers you access to facilities at all locations, as well as a host of modern business facilities in your own centre.







PENDLE VILLAGE



MARSDEN PARK



BOUNDARY MILL

# LOCAL Amenities

Northlight is surrounded by fantastic local amenities. Shopping, eating, exploring and relaxing has never been easier, with a train station directly opposite and easy access straight onto the M65 from junction 12.



BRIERFIELD TRAIN STATION



REEDLEY MARINA

# BUSINESS FIRST *Centres*



**Burnley**  
 Empire Business Park, Burnley BB12 6HH  
 07508 117 672 / 01282 686 699  
 burnley@businessfirst.co.uk



**Blackburn**  
 Davyfield Road, Blackburn BB1 2QY  
 07794 464 210 / 01254 686 363  
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 23-25 Goodlass Road, Liverpool L24 9HJ  
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Northlight Estates

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Pendle

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**BUSINESS FIRST**

YOUR SPACE TO WORK

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