BUSINESS FIRST

YOUR SPACE TO WORK

INDUSTRIAL &

COMMERCIAL

UNITS TO LET / FOR SALE

SIMONSTONE

PADIHAM

Last year, investment value for ‘supersheds’ reached £3.7bn, according to data from Savills, making it the second-best year on record.

Barclays Bank

Logistics as an asset class is going to remain in favour for quite a while. Driven by both the occupier demand and investors seeking to deploy capital.

David Alder, Head of Real Estate for Barclays Bank

BUSINESS FIRST

YOUR SPACE TO WORK

SITE LOCATION

Business First Park Blackburn
Road Simonstone
Ribble Valley
BB12 8UE

SPEC BUILD

For Sale / To Let
13 commercial units
1550 sq/ft to 3988 sq/ft

HEAD OFFICE

Business First Parks Ltd
Group First House
Mead Way
Padiham
Lancashire
BB12 7NG

ENQUIRIES

01282 22 22 88
info@businessfirst.co.uk
www.businessfirst.co.uk

@business_first

@businessfirstcentres

DELIVERING SUSTAINABLE PROPERTY INVESTMENTS

Ribble Valley commercial units, the exciting new investment brought to you by Business First Parks.

Business First has over 11 years of experience in the market place, with over 500 office suites and 300,000 sq ft commercial/industrial units under management across the UK, with occupancy rates running at over 90%*.

The UK's industrial warehouse sector has grown faster than any other part of the commercial property market in recent years. Driven by the boom in e-commerce, these once unglamorous industrial sheds have now become the must-have on any impressive real estate portfolio.

SUPPLY AND DEMAND

The UK and Ireland will need an extra 1.7 million square metres of logistics space annually, over the next five years.

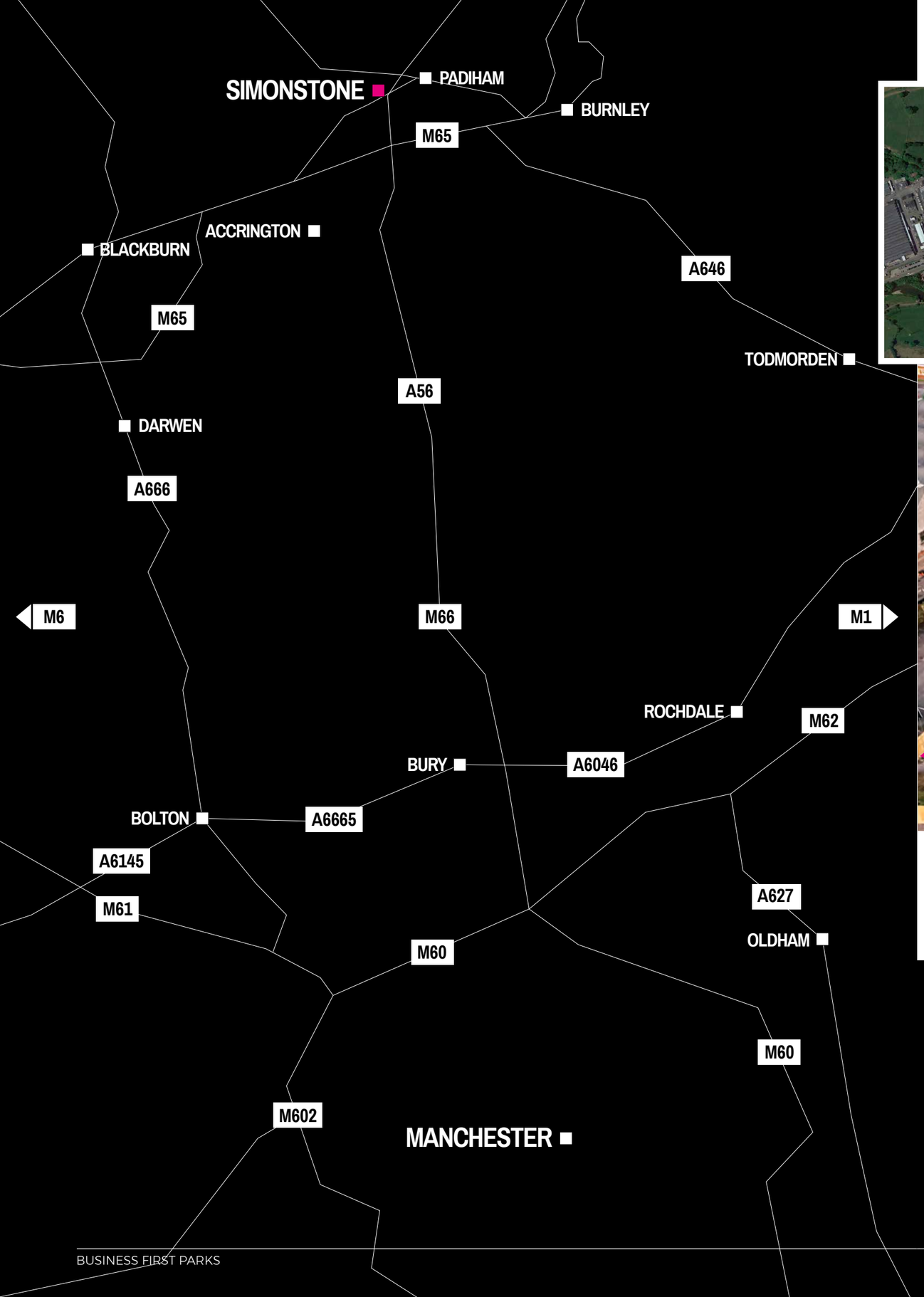
The UK remains, on a per capita basis, an "under-warehoused country" with just 7.61 sq ft of warehousing per head compared to almost 39 sq ft per head in the USA.

We feel that industrial warehouses and the land they are built on are likely to rise in capital value alongside creating excellent income streams for investors.

Location is king. Proximity to transport links and the distance to the final delivery points are very important when consumers want their product at the click of a button. Currently 18% of retailing is done online and that's projected to jump to 30% by 2030. That means companies need efficient spaces and networks to meet customer demand.

* Figures correct as of 1/11/18

LOCATION



Site under construction 11-11-18

In a convenient and accessible location in North East Lancashire's beautiful Ribble Valley. Located just off junction 8 of the M65, connecting directly with the M6, the UK's longest non-stop motorway. The site is only 45 minutes north of Manchester city centre.

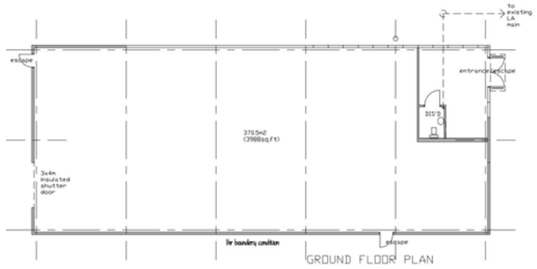
Main line rail services are available from Preston, which is only 25 minutes away. In addition, Manchester International Airport is only 56 minutes away and provides links to over 200 destinations worldwide.

CALL 01282 22 22 88 FOR FURTHER INFORMATION OR EMAIL ENQUIRIES@BUSINESSFIRST.CO.UK

PLANS

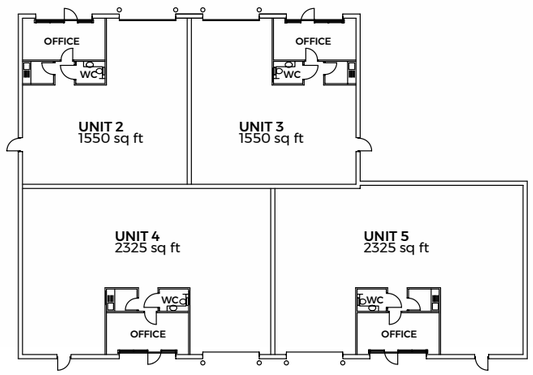
BUSINESS FIRST - COMMERCIAL
SIMONSTONE - RIBBLE VALLEY

UNIT 1



GROUND FLOOR

UNITS 2-5



GROUND FLOOR

UNITS 6-13 - repeated

DRIVE TIMES
BURNLEY - 11 mins
BLACKBURN - 15 mins
PRESTON - 30 mins
MANCHESTER - 45 mins
LIVERPOOL - 60 mins
LEEDS - 70 mins

NEARBY MOTORWAYS
M65 - 2 mins
M61 - 18 mins
M6 - 20 mins
M62 - 25 mins
M66 - 14 mins
M1 - 58 mins

CLOSE TO 3 INTERNATIONAL ARIPORTS
MANCHESTER - 56 mins
LIVERPOOL - 65 mins
LEEDS - 76 mins

SUPERFAST BROADBAND

FREE CAR PARKING

3 PHASE ELECTRICITY SUPPLY

GAS SUPPLY

LOCAL
6G INTERNET
DEPARTMENT OF WORK AND PENSIONS
FIRST TRAVEL
FORT VALE ENGINEERING

Business First is proud to introduce to the market 13 brand new, individual industrial units, purpose-built for commercial use. Available to purchase now off plan, with a 999 year long lease in place.

Starting from approximately 1550 sq ft up to approximately 3988 sq ft, these single-storey units are brought to the market on an off-plan basis.

Located just off the M65 motorway within a thriving commercial area, the units are close to bus networks and a short drive from Accrington, Padiham and Burnley town centres.

Padiham town centre is within easy reach, with a large Tesco supermarket and town centre shops and services, while the picturesque Read village is even closer,

With a petrol station, post office and the popular Fuzzy Duck Food, offering breakfast and lunch takeaway options, as well as corporate catering.

Free parking is available directly in front of each unit.

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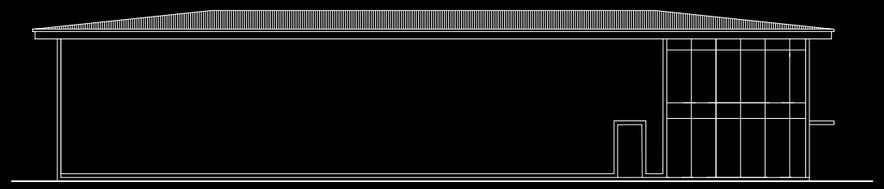
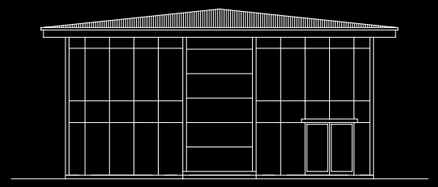
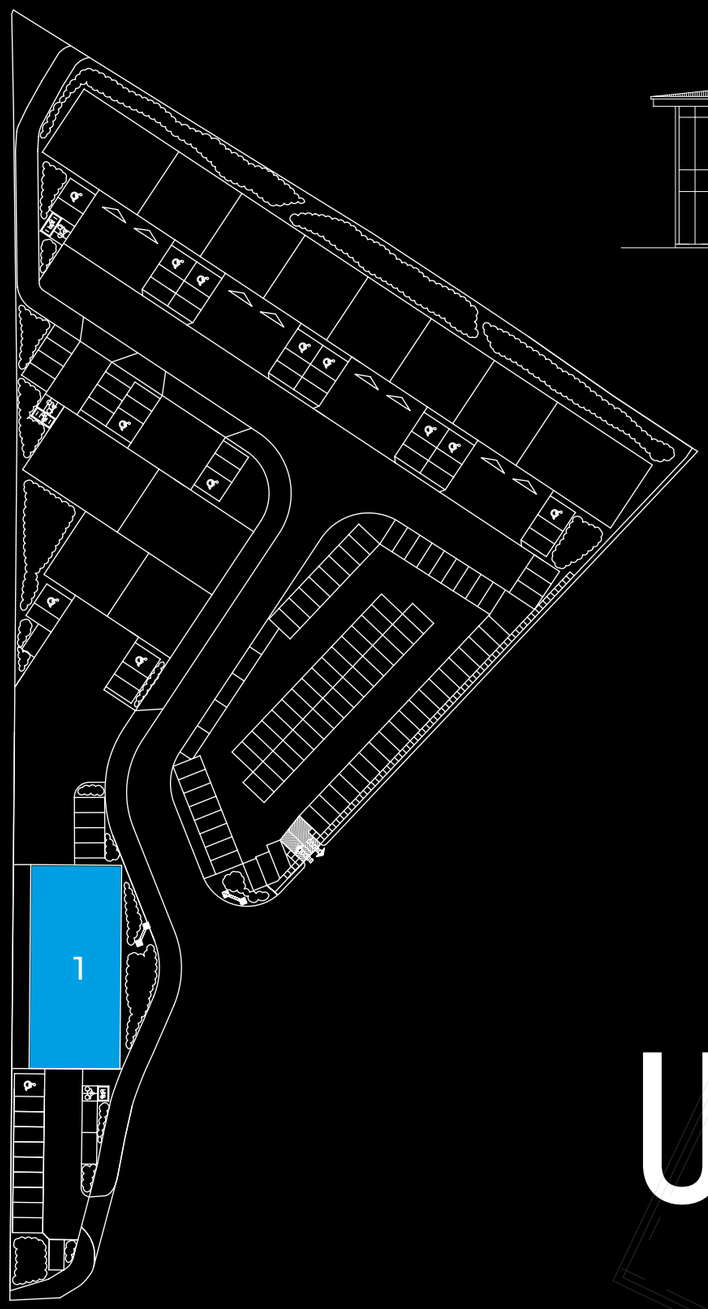






UNIT 1

UNIT 1 - RIBBLE VALLEY
SIMONSTONE

The unit is a single storey industrial building. This unit will be finished to a shell standard including a fire alarm and emergency lighting system to allow the customer or end user to carry out internal fit out works to suit their requirements.

This unit could be fitted with male, female and disabled toilets along with canteen/kitchen capable of offering breakfast, lunch and takeaway options, as well as the potential of corporate catering.

Mains water, three-phase electric and ducting for telecoms cables will be provided, together with appropriate access roads and unit specific parking. Maintained soft landscaping including trees and shrub planting will also be provided.

A mixture of aluminium framed double-glazed windows, entrance doors and manually operated insulated roller shutter vehicle access doors will be installed. The framing to these doors and windows will be powder coated to a standard RAL colour to complement the development and adjacent wall colours.

Where required, toughened safety glass will be installed to comply with building regulations.
An appropriate distribution board will be installed to feed the kitchen small power, basic manual fire alarm and emergency lighting system as required to suit the layout of the unit described above.

Waste water from the kitchen and WCs will discharge directly into a new below ground mains drainage system.

BUSINESS FIRST - COMMERCIAL

UNIT 1

SIMONSTONE - BURNLEY

3,988 sq ft

SERVICES

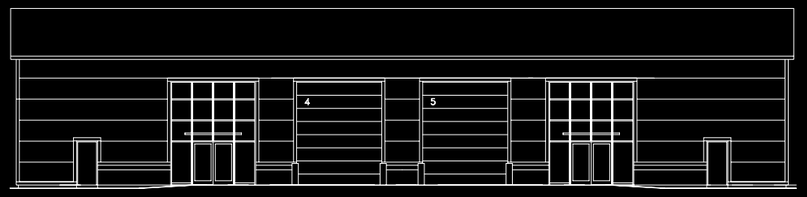
3 PHASE ELECTRICITY SUPPLY

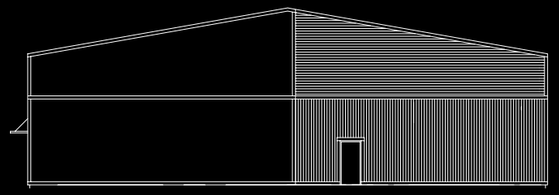
GAS SUPPLY

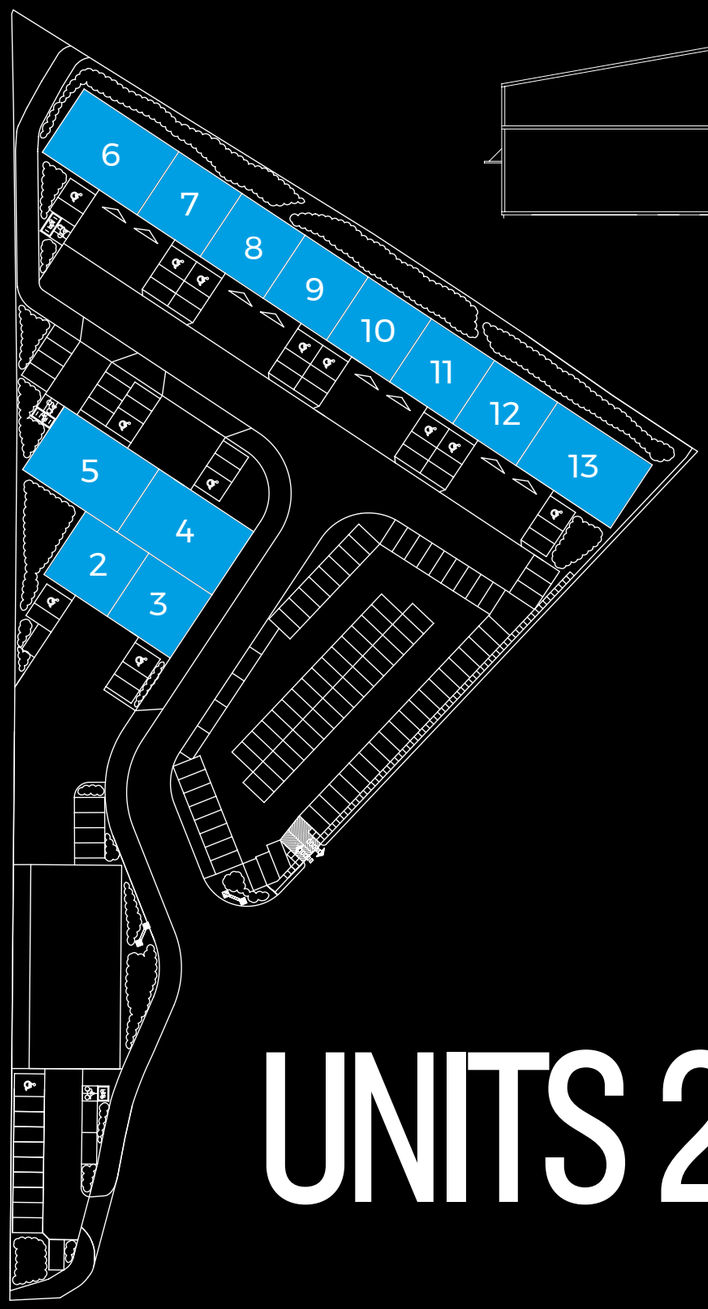
FIRE ALARM (EACH UNIT) / EMERGENCY LIGHTING

KITCHEN/KITCHENETTES

CALL 01282 22 22 88 FOR FURTHER INFORMATION OR EMAIL ENQUIRIES@BUSINESSFIRST.CO.UK







UNITS 2 - 13

UNITS 2 -13 - RIBBLE VALLEY
SIMONSTONE

These units are single storey industrial buildings. Each unit will be finished to a shell standard including a fire alarm and emergency lighting system to allow the customer or end user to carry out internal fit out works to suit their requirements.

Each unit will be fitted with one unisex or disabled WC and a kitchenette. Ducting for telecoms cables will be provided, together with appropriate access roads and unit specific parking.

Maintained soft landscaping including trees and shrub planting will also be provided. Ground floor, office, warehouse, toilet and kitchenette.

A mixture of aluminium framed double-glazed windows, entrance doors and manually operated insulated roller shutter vehicle access doors will be installed. The framing to these doors and windows will be powder coated to a standard RAL colour to complement the development and adjacent wall colours.

Where required, toughened safety glass will be installed to comply with building regulations.
Metered mains fed water, three-phase electricity and ducting for telecommunications services will be provided.

An appropriate distribution board will be installed to feed the kitchen small power, basic manual fire alarm and emergency lighting system as required to suit the layout of the unit described above.

Waste water from the kitchen and WCs will discharge directly into a new below ground mains drainage system.

BUSINESS FIRST - COMMERCIAL

UNITS 2 & 3

SIMONSTONE - RIBBLE VALLEY

1,550 sq ft

SERVICES

3 PHASE ELECTRICITY SUPPLY

GAS SUPPLY

FIRE ALARM (EACH UNIT) / EMERGENCY LIGHTING

KITCHEN/KITCHENETTES

CALL 01282 22 22 88 FOR FURTHER INFORMATION OR EMAIL ENQUIRIES@BUSINESSFIRST.CO.UK

BUSINESS FIRST - COMMERCIAL

UNITS 4 & 5

SIMONSTONE - RIBBLE VALLEY

2,325 sq ft

SERVICES

3 PHASE ELECTRICITY SUPPLY

GAS SUPPLY

FIRE ALARM (EACH UNIT) / EMERGENCY LIGHTING

KITCHEN/KITCHENETTES

CALL 01282 22 22 88 FOR FURTHER INFORMATION OR EMAIL ENQUIRIES@BUSINESSFIRST.CO.UK

BUSINESS FIRST - COMMERCIAL

UNITS 6 - 13

SIMONSTONE - RIBBLE VALLEY

From 1,550 sq ft

SERVICES

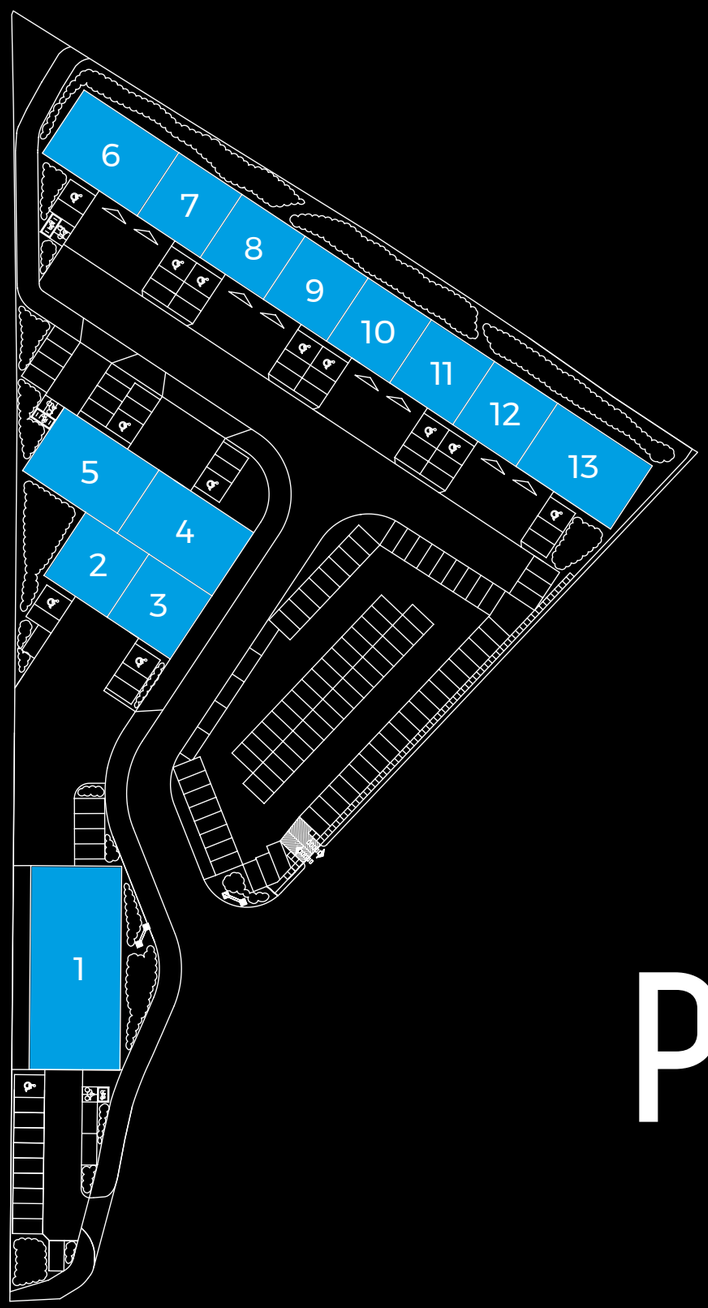
3 PHASE ELECTRICITY SUPPLY

GAS SUPPLY

FIRE ALARM (EACH UNIT) / EMERGENCY LIGHTING

KITCHEN/KITCHENETTES

CALL 01282 22 22 88 FOR FURTHER INFORMATION OR EMAIL ENQUIRIES@BUSINESSFIRST.CO.UK



PRICE LIST

BUSINESS FIRST PARKS - RIBBLE VALLEY

PRICE LIST

UNIT	SIZE SQ/FT*	PRICE (£)+vat*
Unit 1	3,988	SOLD
Unit 2	1,550	SOLD
Unit 3	1,550	SOLD
Unit 4	2,325	SOLD
Unit 5	2,325	SOLD
Unit 6	1,550	SOLD
Unit 7	1,550	SOLD
Unit 8	1,550	£199,950
Unit 9	1,550	SOLD
Unit 10	1,550	SOLD
Unit 11	1,550	SOLD
Unit 12	1,550	SOLD
Unit 13	2,325	SOLD

*The unit size is approximate gross square foot.

SIMPLE PAYMENT PLAN

5% deposit and the final balance payable upon completion.

Prices exclude VAT.

Please note should you require Business First to manage your unit a 10% management fee is applicable.

*Please refer to the following page for information regarding VAT.
Figures shown are for illustration purposes only. All agreements are subject to contract. Business First is not qualified to give investment advice.
All investors should take their own independent professional advice.

Are the Ribble Valley commercial units subject to VAT?

The purchase price you pay for your Ribble Valley commercial unit is exclusive of VAT.

That means that if VAT is payable then it will be added to the amount you have to pay.

Who is the developer?

Business First Parks is developing the site and is a subsidiary of Group First.

The foundations of Group First were laid down in 1998, since then it has grown to become one of the UK's leading property development specialists with transactions well exceeding 1 billion pounds.

Am I buying freehold or leasehold?

Ribble Valley commercial units will be sold on a 999 year long leasehold.

How much is the ground rent?

Ground rent is £250 per annum on the 1,550 sq/ft units and 2,325 sq/ft units.

Ground rent is £500 per annum on the 3,988 sq/ft unit.

Simple purchase process

This is a 5% deposit and the final balance upon completion.

Please contact 01282 22 22 88 for your reservation documents.

The UK's Industrial warehouse sector has grown faster than any other part of the commercial property market in recent years. Driven by the boom in e-commerce, these once unglamorous industrial sheds, have now become the must-have on any impressive real estate portfolio.

Disclaimer

The information given is not to be relied on as legal advice given to any individual. Anyone considering the contents of this document should take and rely on his own independent legal and other professional advice. Business First Ltd is not authorised to give investment/tax advice and you should seek independent financial and legal advice on all information included in this document prior to making any investment decision.

The value of your property may rise or fall. No guarantees as to future performance in respect of income or capital growth are given either expressly or by implication and nothing expressed or implied should be taken as a forecast of future performance.

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BUSINESS FIRST

YOUR SPACE TO WORK

PLANS

SIMONSTONE
PADIHAM

Existing access/egree to Blackburn Road

out
in
existing security barrier
out
in

CAR PARKING 81No

shared cycleway and footway

UNIT 13
216m2
2325sq.ft

UNIT 12
144m2
1550sq.ft

UNIT 11
144m2
1550sq.ft

UNIT 10
144m2
1550sq.ft

UNIT 9
144m2
1550sq.ft

UNIT 8
144m2
1550sq.ft

UNIT 7
144m2
1550sq.ft

UNIT 6
144m2
1550sq.ft

UNIT 1
370m2
3988sq.ft

UNIT 2
144m2
1550sq.ft

UNIT 3
144m2
1550sq.ft

UNIT 4
216m2
2325sq.ft

UNIT 5
216m2
2325sq.ft

N

SIMONSTONE BUSINESS PARK
SITE LAYOUT 1 : 250 @ A1

BUSINESS FIRST
YOUR SPACE TO WORK

PROPOSED DEVELOPMENT
BURNLEY ROAD
SIMONSTONE

Site Layout

Scale: 1:250 Date: Oct 15 No. 1883/ OIK

CRAVEN DESIGN partnership
Architectural Services
Ribble Court, 1 Mead Way
Shuttleworth Mead
Business Park
Padiham, Burnley
BB12 7NG
Tel: 01282 778066
Fax: 01282 773591
Email: tech@cravendesign.co.uk

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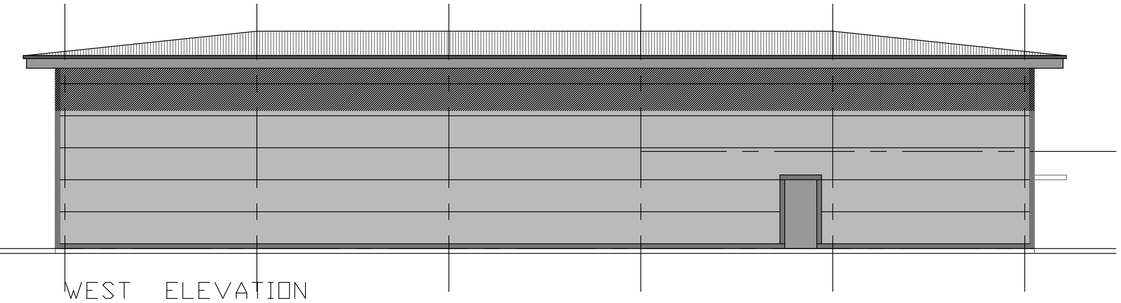
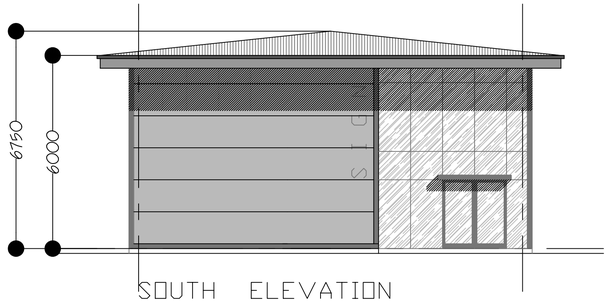


WEST ELEVATION

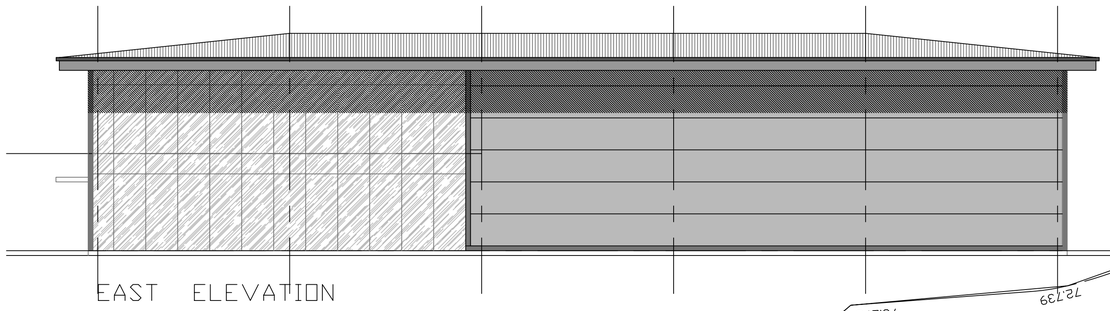


SOUTH ELEVATION

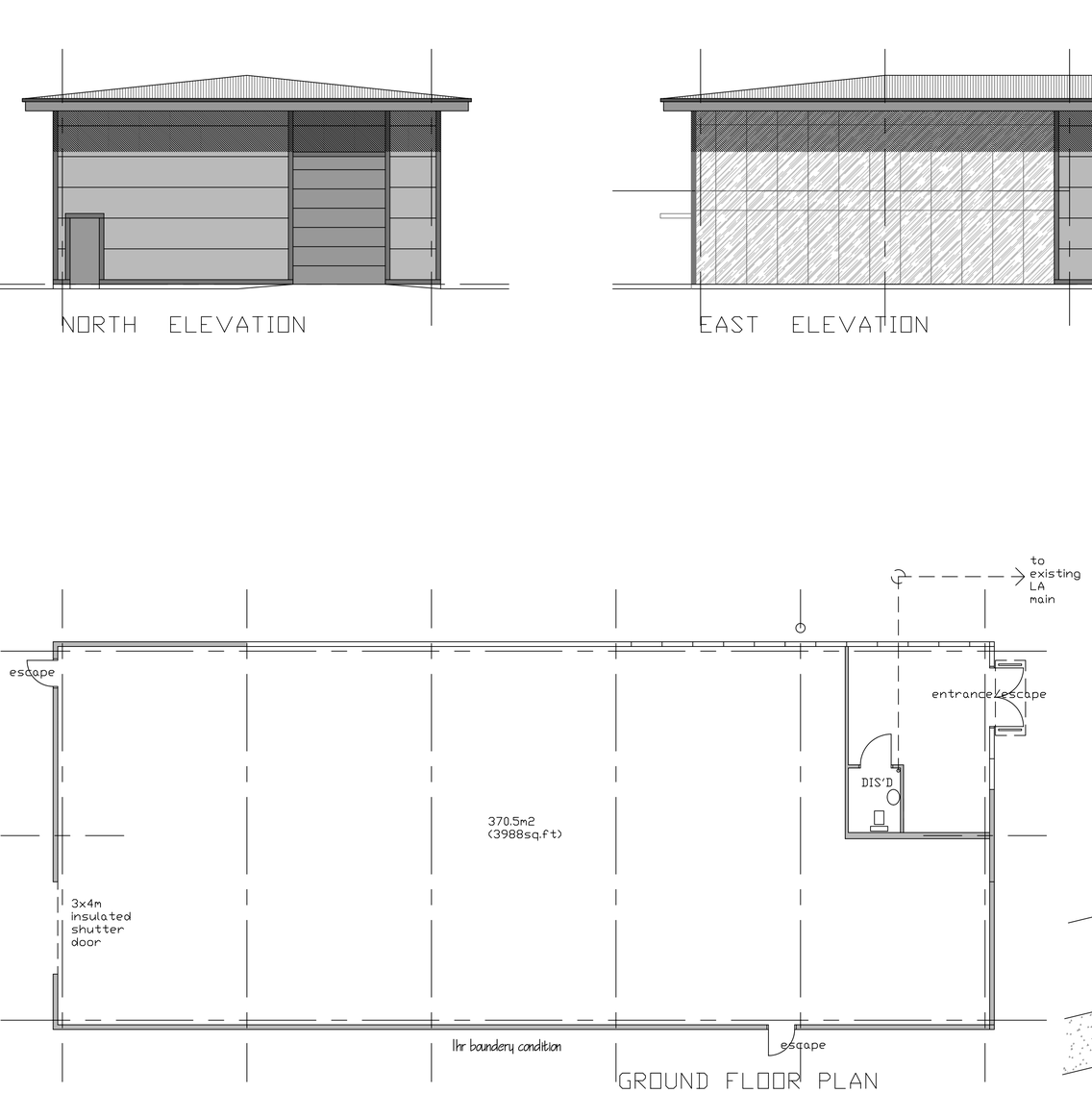
profiled metal roof deck
BS.18.B.25 (10% roof lights)
pressed metal gutter
BS.00.E.53

flat pannel cladding Sirius (light silver)
aluminium glazing system
BS.00.E.53
doors RAL.3004

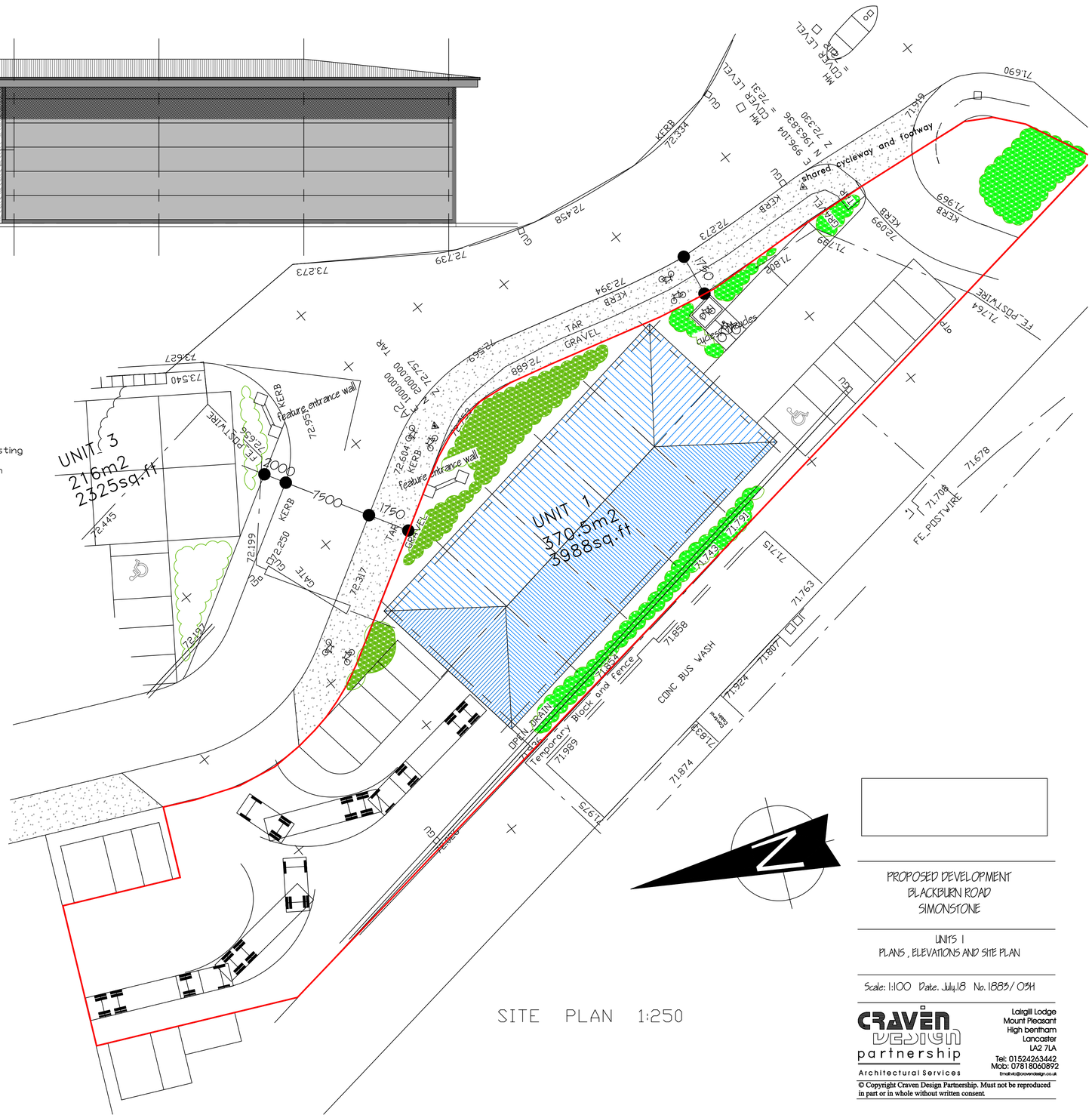
NORTH ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN



SITE PLAN 1:250

PROPOSED DEVELOPMENT
BLACKBURN ROAD
SIMONSTONE

UNITS 1
PLANS, ELEVATIONS AND SITE PLAN

Scale: 1:100 Date. July.18 No. 1883/05H

CRAVEN DESIGN partnership
Architectural Services
Lairgill Lodge
Mount Pleasant
High bentham
Lancaster
LA2 7LA
Tel: 01524263442
Mob: 07818060892
Email:info@cravendesign.co.uk

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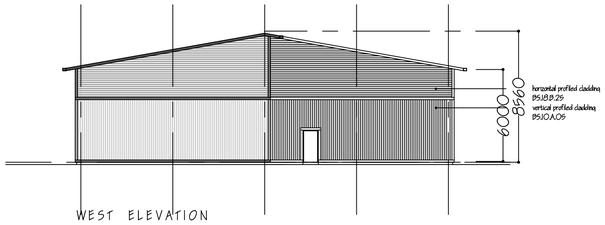
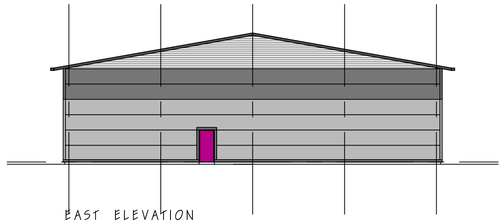


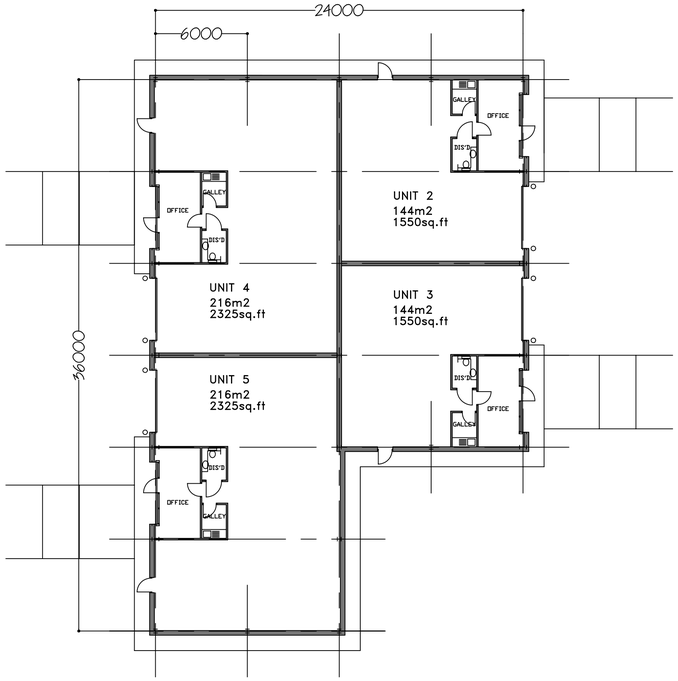
WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN

BUSINESS FIRST
BUSINESS CENTRES

PROPOSED DEVELOPMENT
BURNLEY ROAD
SIMONSTONE

UNITS 2 - 5
LAYOUT & ELEVATIONS

Scale: 1:200 Date. Oct 15 No. 1883/08B

CRAVEN DESIGN partnership
Architectural Services
Ribble Court, 1 Mead Way
Shuttleworth Mead
Business Park
Padiham, Burnley
BB12 7NG
Tel: 01282 778066
Fax: 01282 773591
Email: tech@cravendesign.co.uk

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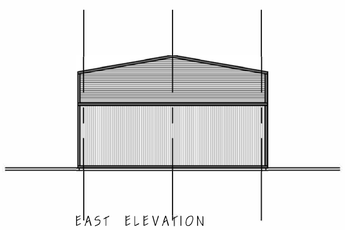

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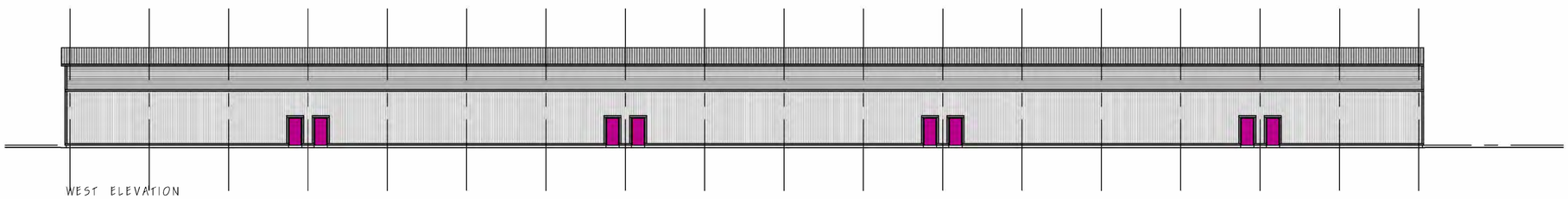

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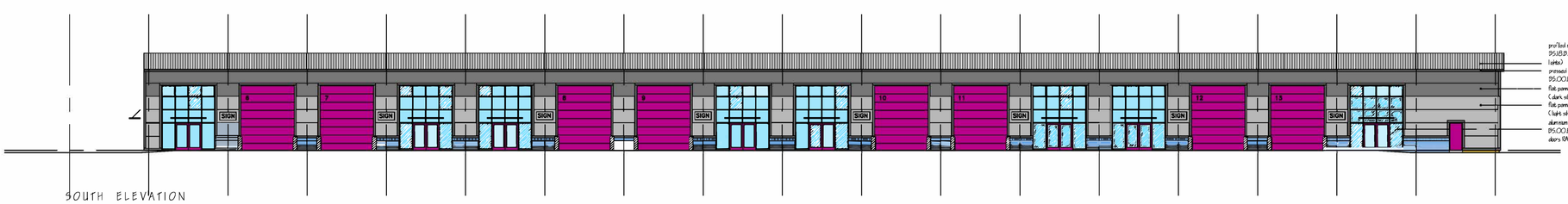
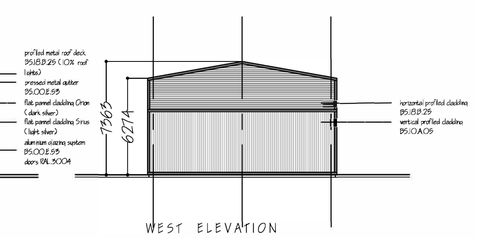
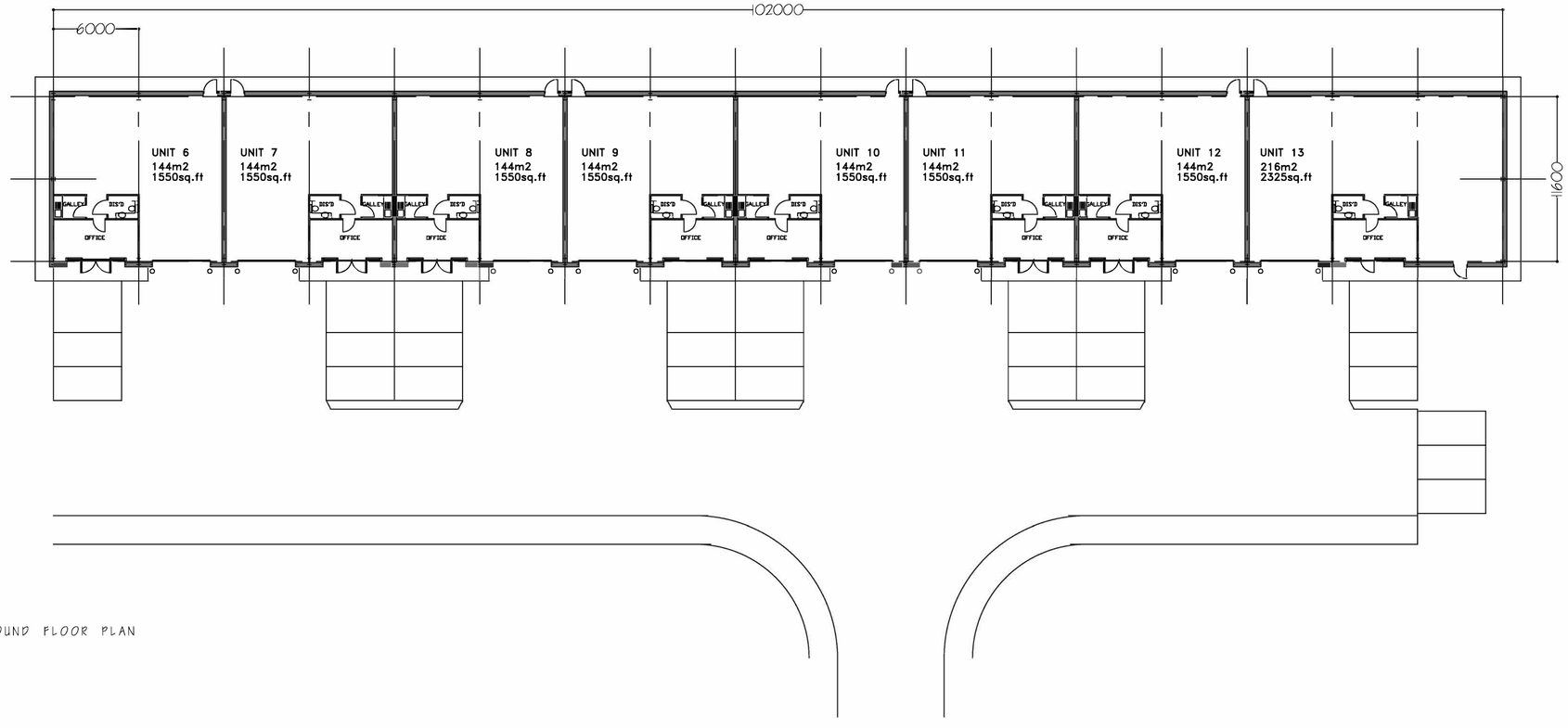


SOUTH ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN

BUSINESS FIRST
BUSINESS CENTRES

PROPOSED DEVELOPMENT
BURNLEY ROAD
SIMONSTONE

UNITS 6 - 13
LAYOUT & ELEVATIONS

Scale: 1:200 Date. Oct 15 No. 1883/06B

CRAVEN DESIGN partnership
Architectural Services

Ribble Court, 1 Mead Way
Shuttleworth Mead
Business Park
Padiham, Burnley
BB12 7NG
Tel: 01282 778066
Fax: 01282 773591
E-mail: tech@cravendesign.co.uk

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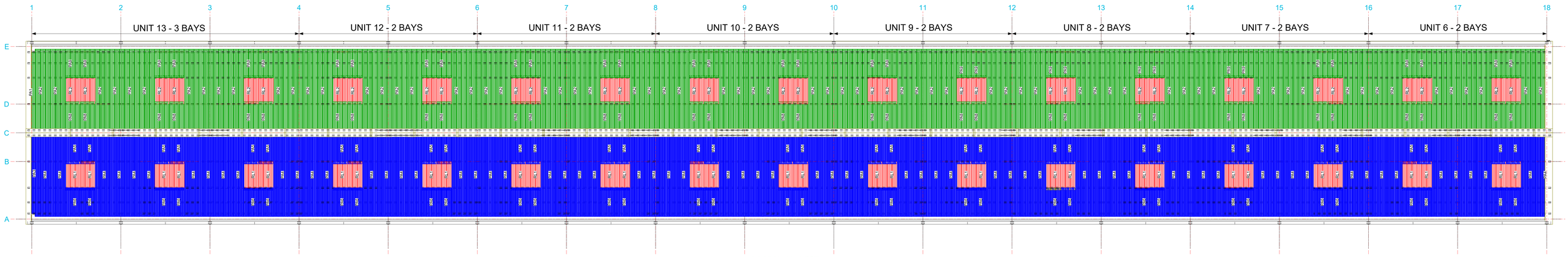


ROOF PLAN SHEET

FRONT OF ROOF (DOOR SIDE) LEFT TO RIGHT

REAR OF ROOF (BOUNDARY SIDE) RIGHT TO LEFT

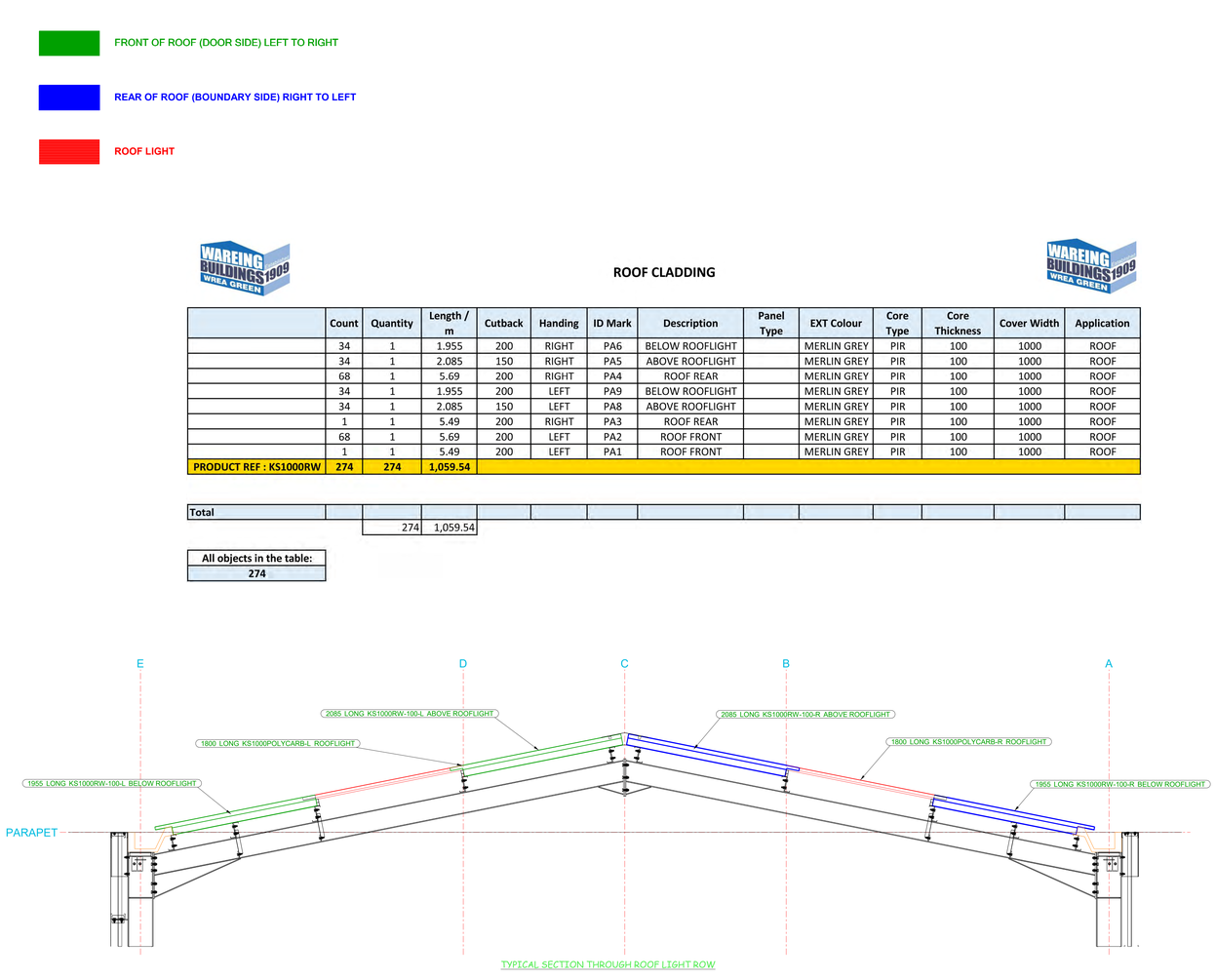
ROOF LIGHT

ROOF CLADDING

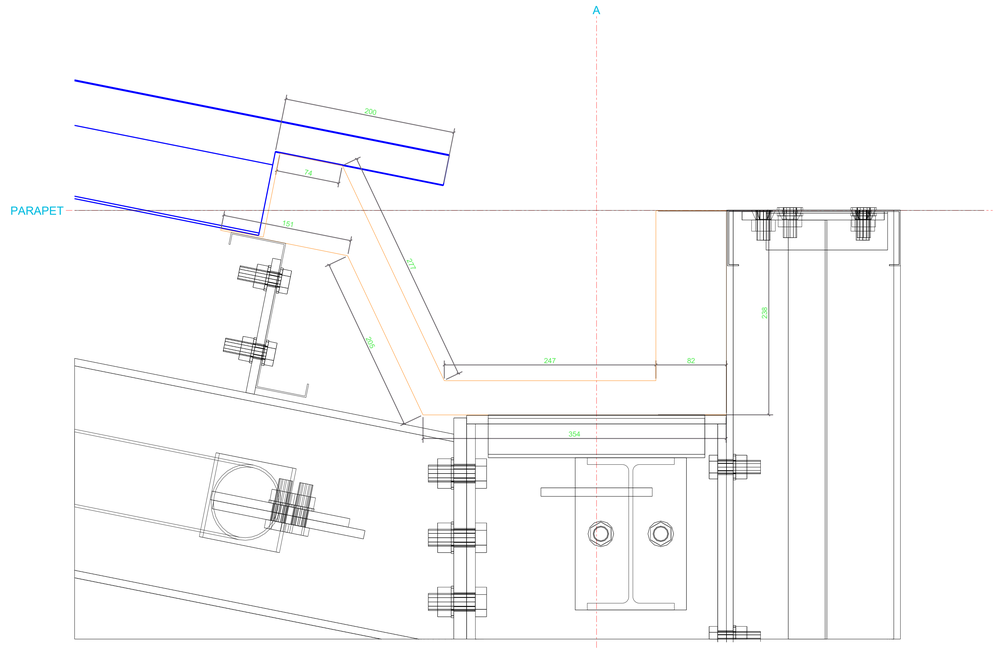
	Count	Quantity	Length / m	Cutback	Handing	ID Mark	Description	Panel Type	EXT Colour	Core Type	Core Thickness	Cover Width	Application
	34	1	1.955	200	RIGHT	PA6	BELOW ROOFLIGHT		MERLIN GREY	PIR	100	1000	ROOF
	34	1	2.085	150	RIGHT	PA5	ABOVE ROOFLIGHT		MERLIN GREY	PIR	100	1000	ROOF
	68	1	5.69	200	RIGHT	PA4	ROOF REAR		MERLIN GREY	PIR	100	1000	ROOF
	34	1	1.955	200	LEFT	PA9	BELOW ROOFLIGHT		MERLIN GREY	PIR	100	1000	ROOF
	34	1	2.085	150	LEFT	PA8	ABOVE ROOFLIGHT		MERLIN GREY	PIR	100	1000	ROOF
	1	1	5.49	200	RIGHT	PA3	ROOF REAR		MERLIN GREY	PIR	100	1000	ROOF
	68	1	5.69	200	LEFT	PA2	ROOF FRONT		MERLIN GREY	PIR	100	1000	ROOF
	1	1	5.49	200	LEFT	PA1	ROOF FRONT		MERLIN GREY	PIR	100	1000	ROOF
PRODUCT REF : KS1000RW	**274**	**274**	**1,059.54**										

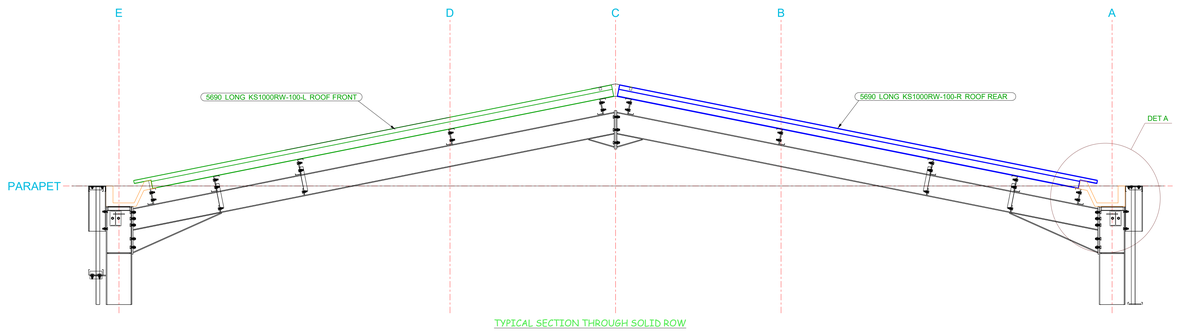
Total													
			274	1,059.54									

All objects in the table:
274



TYPICAL SECTION THROUGH ROOF LIGHT ROW





TYPICAL SECTION THROUGH SOLID ROW

REV MARK	REVISION DESCRIPTION	REVISION DATE

J.WAREING & SON (WREA GREEN) LTD
WHINBRICK WORKS
BLACKPOOL ROAD
KIRKHAM
PRESTON
LANCASHIRE.PR4 2RJ
Email: sales@wareingbuildings.co.uk
Tel:01772 682109 / 682924
Fax:01772 671071

WAREING BUILDINGS ESTABLISHED 1909

2273-CPR-0168-WC

FIND US ON LinkedIn

DRAWING TITLE	A0_ROOF CLADDING		
CLIENT	GROUP FIRST GLOBAL		
REFERENCE			
MODELLED BY	MH	DRAWN DATE	22.02.2019
CONTRACT NO	21109	SCALE	1:2.5 1:25 1:90
DRAWING No	G [1]	REVISION No.	

Tekla Structures

SITE PLAN. SCALE 1:500

NOTE:
THE NEW LV NETWORK HAS BEEN DESIGNED FOR AN SNE EARTHING SYSTEM DUE TO MULTIPLE CONNECTIONS INTO STEEL FRAMED BUILDINGS

N

UNIT 9
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 10
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 8
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 11
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 7
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 12
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 6
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 13
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 6 144m2 1550sq.ft
UNIT 7
UNIT 8 144m2 1550sq.ft
UNIT 9 144m2 1550sq.ft
UNIT 10 144m2 1550sq.ft
UNIT 11 144m2 1550sq.ft
UNIT 12 144m2 1550sq.ft
UNIT 13 216m2 2325sq.ft

2 x 150mm RED DUCTS
4c-300mm², W/F SNE
4c-300mm², W/F SNE
B.E. [1A]
B.E. [2A]

UNIT 5
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 4
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 2
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 3
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

UNIT 5 216m2 2325sq.ft
UNIT 4 216m2 2325sq.ft
UNIT 2 144m2 1550sq.ft

2x 4c-300mm² W/F SNE

CAR PARKING 8 No

3 x 150mm RED DUCTS

NOTE:
THE NEW LV NETWORK HAS BEEN DESIGNED FOR AN SNE EARTHING SYSTEM DUE TO MULTIPLE CONNECTIONS INTO STEEL FRAMED BUILDINGS

2x 4c-300mm² W/F SNE

UNIT 1 52m2 562sq.ft

UNIT
100A 3-PH CUT-OUT [TP&N]
LOAD: 40kVA
FUSE: 100A
WHOLE CURRENT METERING
4c-35mm² SNE

2x 4c-300mm² W/F SNE

3 x 150mm RED DUCTS

EL SUB STA
SEE DETAILS

DANGER
HIGH VOLTAGE CABLES PRESENT EXPOSE ALL CABLES BEFORE JOINTING

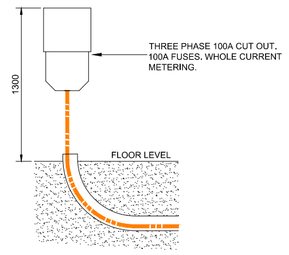
HV POC
2 x HV STRAIGHT JOINTS 2 x 3 x 1c-300mm² SAC XLPE
ONTO EXISTING ENW 2 x 3 x 1c-300mm² SAC XLPE 11kV HV MAIN
JOINTING BY ENW
ENW REF:5500129714
LOAD: 520kVA

1:500 Metric
5m 0 5m 10m 15m 20m 25m 30m 35m 40m 45m

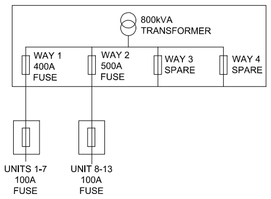
REV	REVISION NOTES	DATE	ENG.
A	FOR APPROVAL	12/08/2019	SC

METER DETAILS NTS

THREE PHASE 100 CUT-OUT SECONDARY



TN-S EARTHING
This installation is NOT suitable for a PME earthing system.



DRAWING KEY

SOLID LINE - EXISTING COLOUR DEFINES VOLTAGE	VARIES	
DASHED LINE - PROPOSED COLOUR DEFINES VOLTAGE	VARIES	
PROPOSED 11kV MAIN CABLING.	RED	
PROPOSED LV MAINS CABLING.	ORANGE	
PROPOSED LV SERVICE CABLING.	ORANGE	
PROPOSED CABLE DUCT.	BLACK	
PROPOSED EARTHING CABLE.	GREEN	
PROPOSED EARTHING ROD (S) .		↓
B.J./ S.J. / B.E. (JOINT) .		● ●
LINKBOX		
3PH LOCATION		Ⓜ

SERVICE ROUTES
ALL SERVICE ROUTES ARE INDICATIVE ONLY AND MUST BE CONFIRMED ON SITE BY THE INSTALLATION CONTRACTORS REPRESENTATIVE. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT ALL SERVICE ROUTES ARE WITHIN THE DEMISE OF THE PROPERTY BEING SUPPLIED AND THE EXACT LOCATION OF DUCTS ARE CLEARLY IDENTIFIED.

****Planning Drawing Only****
Obtain up-to-date utility records from asset owner before commencing work.

The details supplied on this drawing are intended to be used for information only and are not representative of any binding or contractual agreement between R & D Network Design and any other parties involved. The positions of existing mains is given for guidance only and, as such, no liability can be accepted by R & D Network Design Ltd for any damage caused to, nor any injury sustained, as a result of interference with such apparatus. Before any onsite works commence an up to date copy of the relevant utilities records must be obtained.

BACKFILL:
THE BACKFILL AROUND THE CABLES SHALL BE FREE OF SHARP EDGED STONES AND RUBBLE. DUCTS TO BE BEDDED IN 150mm SOFT SAND & TYPE 1 STONE UP TO BASE COURSE IN ACCORDANCE WITH THE DNO & IDNO G81 AND NRSWA REQUIREMENTS.

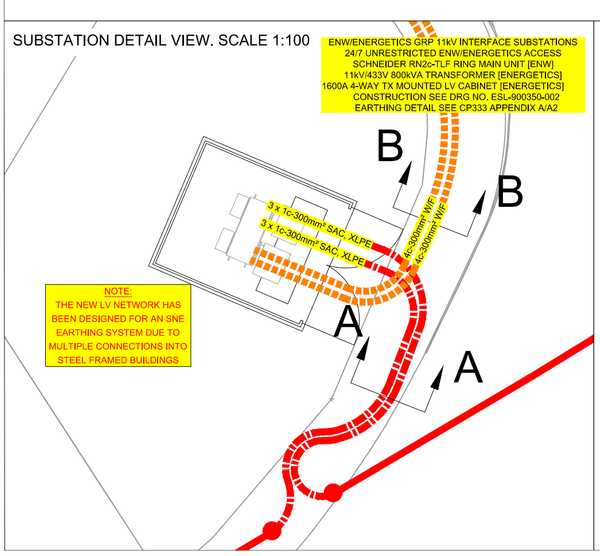
WARNING
ALL EXCAVATION SHOULD BE DONE BY TAKING THE APPROPRIATE SAFETY PRECAUTIONS IN THE "HEALTH & SAFETY EXECUTIVE GUIDE Note4" (HSG47) "AVOIDING DANGER FROM UNDERGROUND SERVICES" TAKING COGNIZANCE OF THE FACT THAT OTHER PLANT MAY BE IN THE VICINITY WHICH IS NOT SHOWN ON THE PLANS.

MAINS CABLE DUCTING:
- SHALL BE TO ENATS 12-24, EMBOSSED "ELECTRICAL CABLE DUCT" ON OPPOSING SIDES.
- DUCTING SHALL BE RED
- 1 x 'SPARE' CABLE DUCT SHOULD BE INSTALLED AT ROAD CROSSINGS.
- SIZES GIVEN ON DRAWING REFER TO INTERNAL DIAMETER

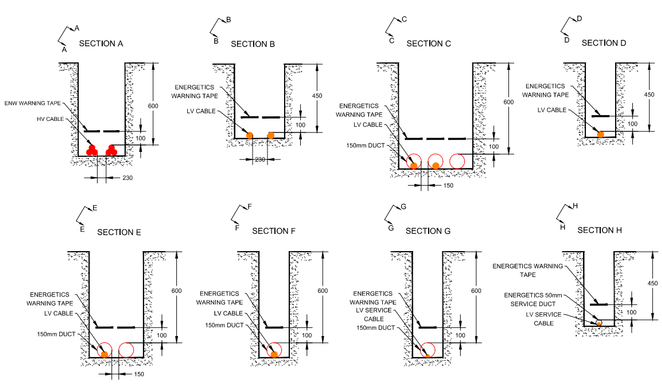
R&D networkdesign

SUBSTATION DETAIL VIEW. SCALE 1:100

ENW/ENERGETICS GRP 11kV INTERFACE SUBSTATIONS
24/7 UNRESTRICTED ENW/ENERGETICS ACCESS
SCHNEIDER RN2c-TLF RING MAIN UNIT [ENW]
11kV/433V 800kVA TRANSFORMER [ENERGETICS]
1600A 4-WAY TX MOUNTED LV CABINET [ENERGETICS]
CONSTRUCTION SEE DRG NO. ESL-900350-002
EARTHING DETAIL SEE CP333 APPENDIX A/A2



CROSS SECTIONAL VIEWS. SCALE 1:100



R & D Network Design Ltd
Blue Pit Mill
Queensway
Rochdale
OL11 2YW

Client	Megson Utilities	Client Ref	N/A
Site Address	Simonstone Industrial Park, Land adj 96 Blackburn Road, Padiham, BB12 8UE		
Title	Site Plan with Cable Routes		
Drawn By	SC	Date	12/08/2019
Checked By	DK	Date	12/08/2019
Approved By	CLIENT	Date	
Scale	AS STATED @ A2		
Revision	A		
Drawing No	8711/SP/01		

BUSINESS FIRST
YOUR SPACE TO WORK