
Strategic Site: National Savings & Investments

Location: M55 Junction 4

Size: 29.53 acres (11.95 hectares)

Key stakeholder / owner: National Savings & Investments.

Summary: Prime development opportunity with business park potential located adjacent to junction 4 of the M55 motorway.

Purpose: Back office administration, training, education.

Profile:

A rare opportunity to acquire a prime site on the edge of Blackpool which offers superior accessibility and a plan allocation for employment related development.

The National Savings & Investments site is ideally located close to junction 4 of the M55. Extending to 29.53 ac (11.95 ha), the site is allocated for employment use in the development plan with 23.5 acres available to the market.

The site has been home to NS&I Premium Bonds since the mid 1970's. Recently, occupation has been shared between NS&I and the Department of Work & Pensions. The existing 730 staff have consolidated into recently refurbished accommodation within a 6 acre part of the wider site. Two key opportunities for development of an unused part of the site and redevelopment of existing accommodation are available. The site is located less than 1km from Junction 4 with dual carriageway access to the site entrance.

Opportunities:

The National Savings site contains two distinct opportunities for development, supported by Blackpool Council's development plan policy. Recent consolidation of activity on site has released 12.8ac (5.2ha) of prime development land capable of accommodating up to 200,000sqft of new build B1 Office accommodation. Additionally, the main building complex offering 170,000 sqft of accommodation spread across three inter-connected buildings is available. This might suit a head office type operation, for education / training or sub-division into managed B1 space.

The site is within the freehold of NS&I, who are managing its sale.
Contact Karen Ward in the first instance at: Karen.ward@nsandi.com.

