



Industrial Unit To Let.

30,032 Sq Ft (2,789.97 Sq M)

- High Specification Units Undergoing Refurbishment Available Q4 2025
- 50 KN/M2 Floor Loading
- 3 Dock Level And 1 Level Access Door

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Location

Frontier Park is located two miles east of Blackburn centre and immediately adjacent to Junction 6, M65, with direct access to Whitebirk Roundabout and Whitebirk Drive, the town's premier employment area.

The M65 is the primary economic corridor through East Lancashire linking Blackburn with the M6 and M61 at Bamber Bridge to the south of Preston some 11 miles distant and to Burnley, 10 miles to the east. The M66 is approximately 11 miles away via the M65 and A56. This provides excellent access to M60/M62, and the Greater Manchester conurbation.

Description

The subject property comprises a modern, newly refurbished high bay warehouse. The main features are as follows:

- 3 Level Access Doors
- 9 M Eaves Height
- 50 KN/M2 Floor Loading
- LED Lighting
- 43 Car Parking Spaces

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 3B	30,032	2,789.97
TOTAL	30,032 SQ FT	2,789.97 SQ M

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value available upon request.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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