

HIGH SPECIFICATION UNITS UNDERGOING REFURBISHMENT
AVAILABLE Q4 2025

FRONTIER PARK

BLACKBURN


J 6 / M 6 5

30,032-71,220 SQ FT
AVAILABLE TO LET

FRONTIER PARK
BLACKBURN | BB1 3AL

M65

J6



SPECIFICATION

Frontier Park is a strategically located purpose-built distribution warehouse estate completed in 2022. It offers a range of sizes with units available from 30,000 sq ft up to 71,000 sq ft, offering flexible options to suit a variety of occupiers.

Frontier Park’s on-site amenities include a Euro Garages service area, BP fuel station, Starbucks, Subway, KFC, Spar, Greggs, Krispy Kreme, a car wash and electric car charging points. At the entrance to the site sits a 150-bed Hampton by Hilton hotel and conferencing centre.



3B - 9m
3C - 9m
6B - 12m eaves height



6B - 3 dock level access doors



3B - 3
3C - 3
6B - 1 access doors



Secure service yard



3B - 43
3C - 21
6B - 60 car parking spaces



0.5 Miles from the M65



The units have EPCs ranging from A(20) to B(42)





3 DOCK LEVEL ACCESS DOORS
1 LEVEL ACCESS DOORS
12M EAVES HEIGHT
50KN/M2 FLOOR LOADING
LED LIGHTING

OFFICE

UNIT 6B

UNIT 6A

LED LIGHTING

50KN/M2 FLOOR LOADING

3 LEVEL ACCESS DOORS

9M EAVES HEIGHT

UNIT 3B

43 CAR PARKING SPACES

UNIT 3A

UNIT 3C

21 CAR PARKING SPACES

The 3 properties have the following gross internal area:

Unit	Sq Ft	Sq M
3B	30,032	2,790.06
3C	30,037	2,790.53
6B	71,220	6,616.55

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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.

EPC

The units have EPCs ranging from A(20) to B(42).

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.

DRIVE TIMES

Location	Distance	Drive time
Blackburn Town Centre	c1.5 miles	5 mins
Blackburn Railway Station	3 miles	10 mins
M61	11 mins	12 mins
M6	12 miles	13 mins
Manchester	21 miles	26 mins
Port of Liverpool	42 miles	56 mins
Sheffield	66 miles	100 mins



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