

HIGH SPECIFICATION REFURBISHED UNITS  
AVAILABLE IMMEDIATELY

# FRONTIER PARK

BLACKBURN



J 6 / M 6 5

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30,000 - 300,000 SQ FT  
AVAILABLE TO LET

FRONTIER PARK  
BLACKBURN | BB1 3AL

M65

J6










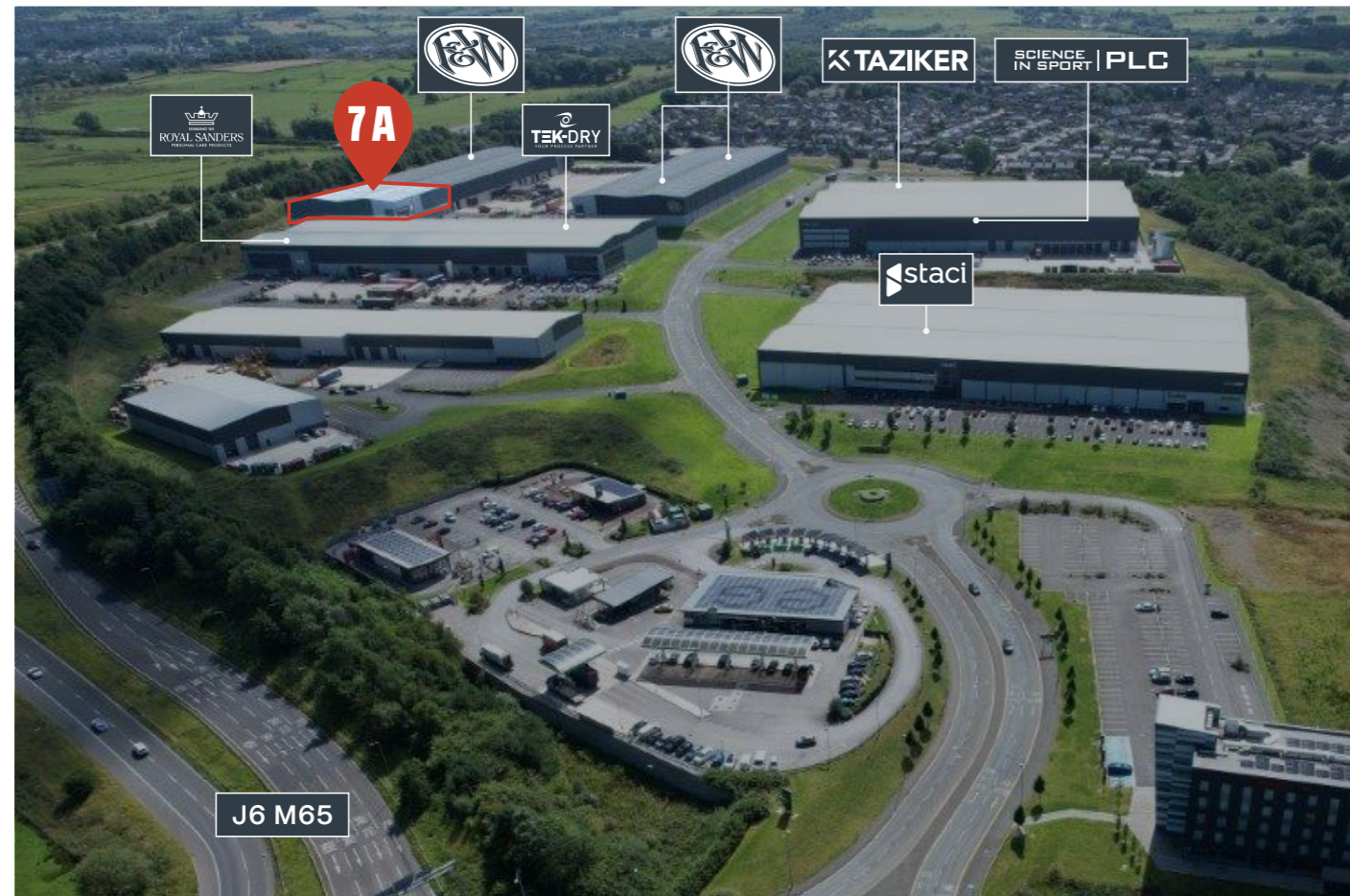
FRONTIER PARK

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 - 300,000 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.

 12.5m eaves height	 LED Lighting	 2 level doors 3 dock level loading doors	 52 car parking spaces
 Secure service yard	 50kN/m2 Floor loading	 0.5 Miles from the M65	 EPC Rating B(42)



The property has the following gross internal area:

Unit	Sq Ft	Sq M
7A	73,550	6,833.01





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**

EPCs rating B(42)



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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	1.5 miles	5 mins
Blackburn Railway Station	3 miles	10 mins
M61	11 miles	12 mins
M6	12 miles	13 mins
Manchester	21 miles	26 mins
Port of Liverpool	42 miles	56 mins
Sheffield	66 miles	100 mins