

TO LET
MODERN DETACHED
INDUSTRIAL /
WAREHOUSE UNIT
12,096 SQ FT (1,124 SQ M)

WALKER INDUSTRIAL ESTATE



10 miles west from Junction 29 of the M6



Less than 1 mile to Junction 5 of the M65 motorway



On-site parking for 32 cars



Clear internal eaves of 6.8m



2 level access loading doors



Ground and first floor offices



Large secure yard to the front



Prominent visibility to the M65 motorway

BLACKBURN
BB1 2QE

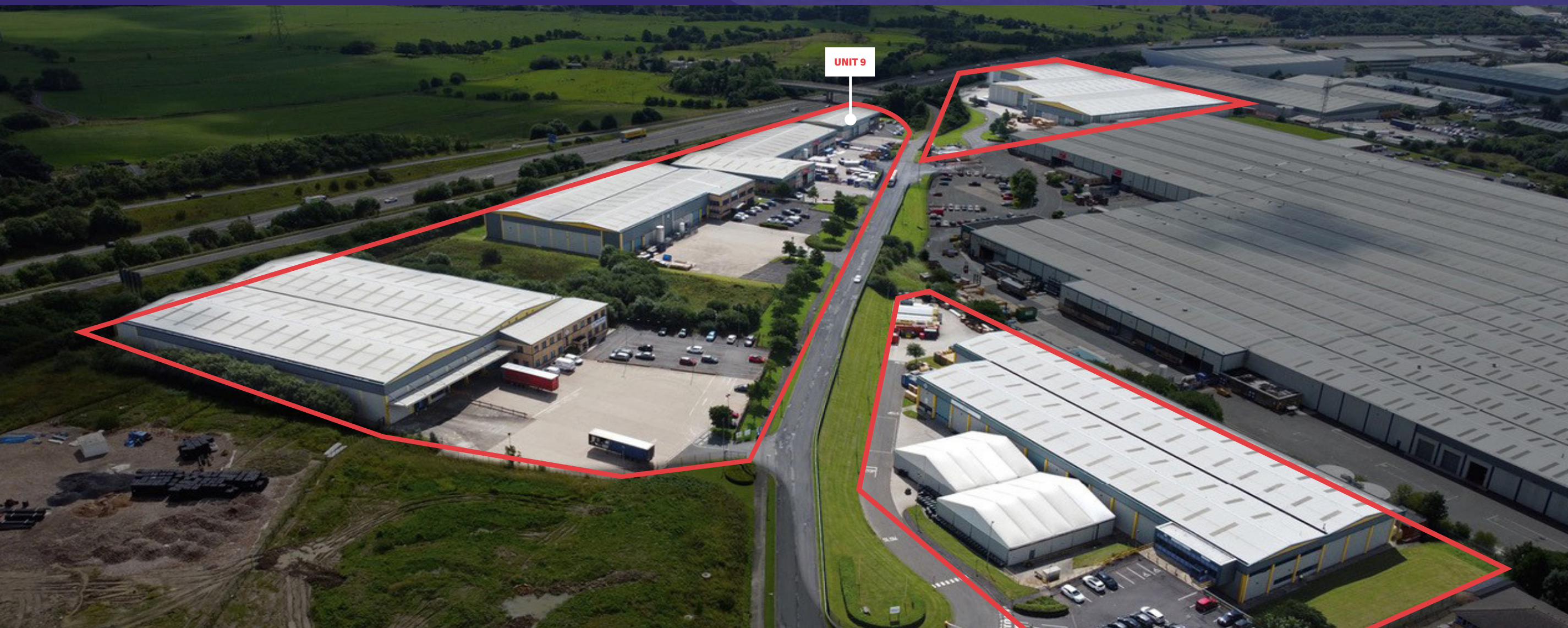
PRIME LOCATION LESS THAN 1 MILE FROM J5 OF THE M65 MOTORWAY

LOCATION

Blackburn is a key distribution location and traditional industrial town within the heart of the North West in the Borough of Blackburn with Darwen and County of Lancashire.

The property is located approximately 3 miles to the south east of Blackburn town centre, 13 miles (21 km) east of Preston, 25 miles (40 km) north west of Manchester, 42 miles (67 km) north east of Liverpool and 56 miles (90 km) west of Leeds.

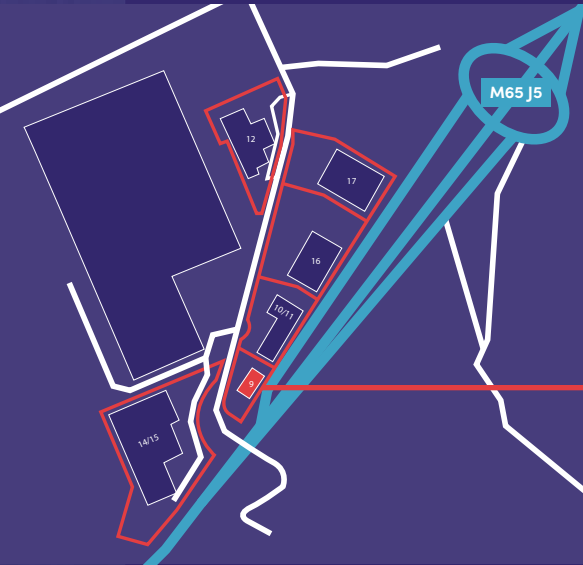
Blackburn with Darwen is the largest town in Lancashire, with population of approximately 148,753. Blackburn is recognised as one of the North West's prime industrial, logistics and distribution locations due to its excellent connectivity to the M65, M61 and M6 Motorways.





TRAVEL DISTANCES

M65 Junction 5	2 mins / 0.2 miles
M61 Junction 9	11 mins / 8 miles
M6 Junction 29	12 mins / 10 miles
Preston	25 mins / 13 miles
Manchester	48 mins / 25 miles
Liverpool	60 mins / 42 miles
Leeds	70 mins / 56 miles

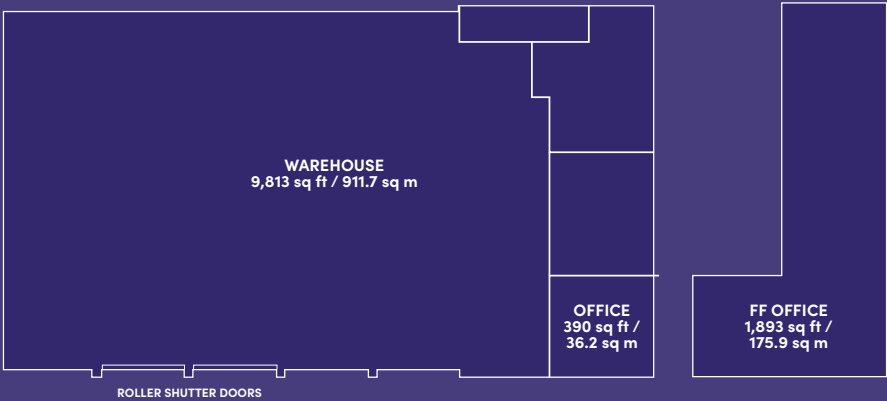


DESCRIPTION

A well specified, detached self-contained warehouse facility totalling 12,096 sq ft and incorporating two storey ancillary office accommodation.

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	9,813	912
Ground floor office	390	36
First floor offices plus kitchen	1,893	176





WALKER INDUSTRIAL ESTATE BLACKBURN BB1 2QE

VAT

All figures quoted will be subject to VAT where applicable.

RATES

We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

EPC rating C64.

RENT

On application.

TERMS

The properties are available by way of a new full repairing and insuring lease on terms to be agreed.

VIEWINGS

Strictly via joint agents:



Neil Weaver
neil@taylorweaver.co.uk
01254 699 030



Will Kenyon
will@b8re.com
01925 320 520



Contact Owner Direct:

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4thindustrial.com

Photography taken 2023.

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