



Blackburn, BB1 2QE

UNIT 8 WALKER PARK INDUSTRIAL ESTATE

Industrial unit

To let

97,290 sq ft (9,038.6 sq m)





Under refurbishment

The property comprises a high quality, well-specified distribution warehouse situated on a large secure site. The warehouse is of steel portal frame construction with profile metal sheet cladding to the roof which incorporates translucent roof lights. The external walls are a combination of cavity brickwork and profile metal cladding.





LED lighting



Close proximity
to J5, M65



20 tonne crane



Self contained
secure yard



Fully fitted
offices



Approx 7.6m
eaves height



1,000 KVA
power
supply



Site plan & accommodation



Unit	(ft ²)	(m ²)	Area	Availability
Unit 8	88,473	8,219.4	Warehouse	Immediately
Unit 8	8,817	819.1	Office/ancillary	Immediately
Total	97,290	9,038.5		

Location

Walker Park Industrial Estate is a well-established distribution hub in the North West, ideally positioned with excellent connectivity. Located on Walker Road, the estate offers prime frontage to the B6231 (Blackamoor Road), with immediate access to Junction 5 of the M65. The M65 links westward to the M6, M61, and Preston, and eastward to Burnley. The A666 is accessible via the M65 approximately 2 miles away, providing direct routes to Bolton and Manchester.

Blackburn town centre lies just 3 miles to the north-west.



By Road

Blackburn
3 Miles

Manchester
25 Miles



By Rail

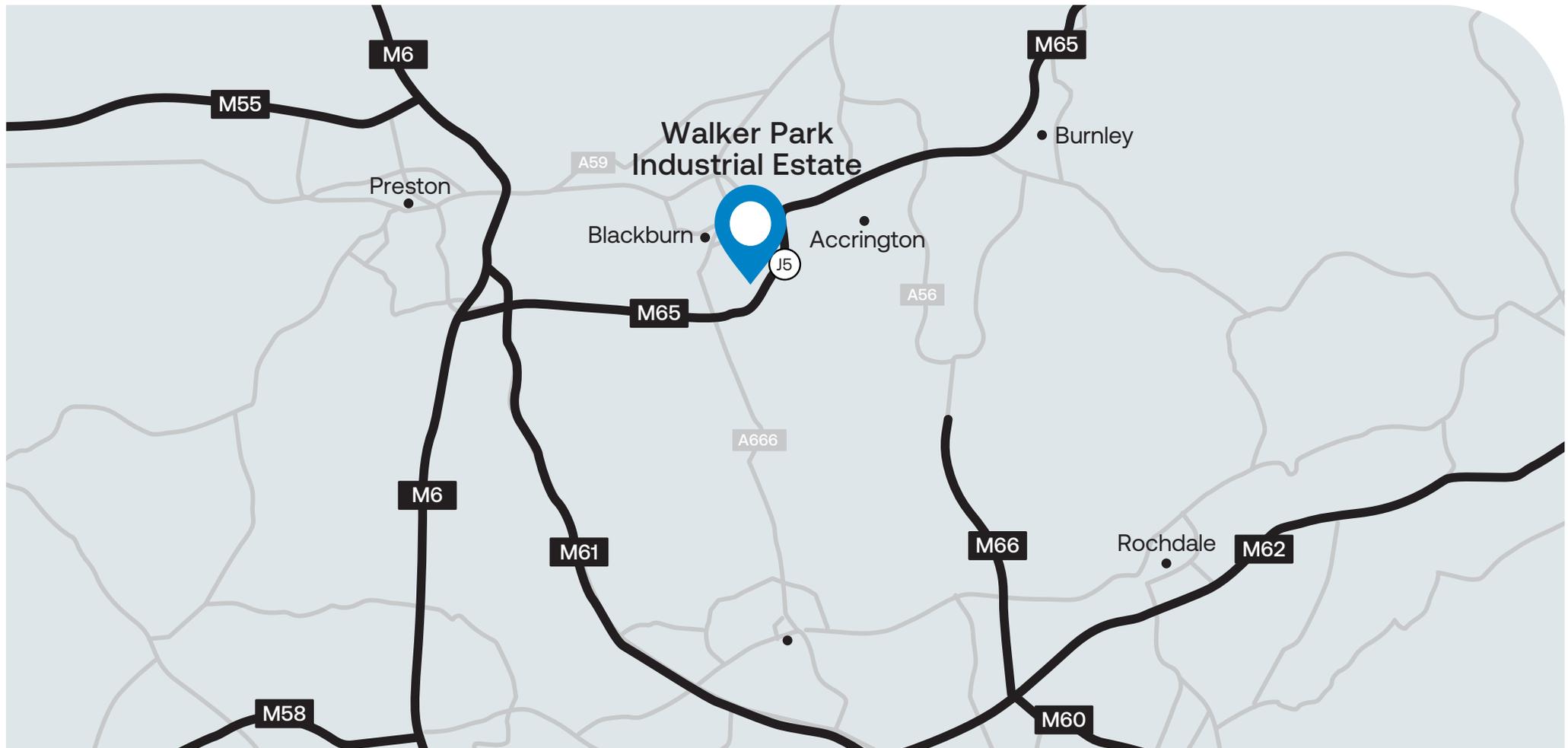
Blackburn
3 Miles

Accrington
5 Miles



By Air

Manchester Airport
40 Miles



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Book a viewing



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Further information

EPC

EPC is available on request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases for a term of years to be negotiated.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services

We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

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