

Walker Park Industrial Estate - Unit 1

Blackburn, BB1 2QE

Warehouse | 26,637 ft²



Recently Refurbished



3 Level access loading doors



Steel portal frame construction



2,135 sq ft office block



8.5 m eaves height



Two ten tonne gantry cranes

Recently refurbished



Location & Connections

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.





Description

Unit 1 Walker Park Industrial Estate has recently been refurbished to a high standard including a new roof re-coat, LED lighting and an EPC A rating. The building is of steel portal frame construction and benefits from 8.5 m eaves height, three level access loading doors, two 10-tonne gantry cranes, demised parking and newly refurbished ancillary office block, making it suitable for a variety of industrial and logistics uses.

Further information

EPC
Unit 1: A

Terms
Available on new full repairing and insuring leases.

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

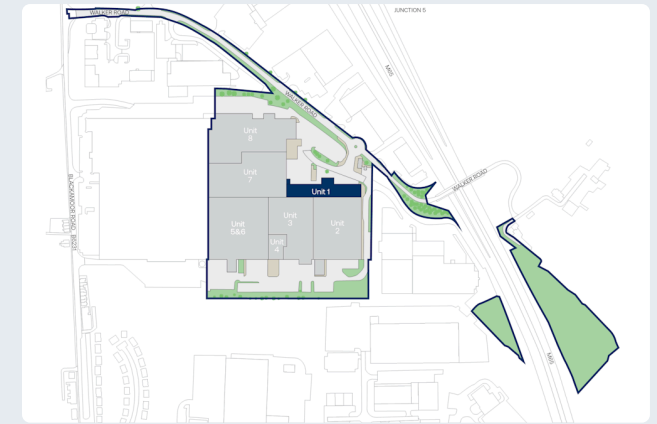
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Warehouse	Warehouse	26,637	Immediately
Total		26,637	

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