

FP-ONE

FRONTIERPARK

J9 M65 BURNLEY



TO LET
INDUSTRIAL/
LOGISTICS UNIT

39,937 SQ FT

READY FOR
OCCUPATION

 @frontierparkM65

WWW.FRONTIERPARK.COM



**SAT NAV:
BB11 5ST**



SPECIFICATION

The unit has been built to a high standard and offers the following specification.



**CAT A
SPECIFICATION
OFFICES**



**BREEAM VERY
GOOD STANDARD
EPC RATING: B**



**SECURE
YARD**



**3X LOADING DOORS
PLUS ANCILLARY
ACCESS DOOR**



**52 CAR
PARKING
SPACES**



**500 KVA
POWER SUPPLY**



**10M TO
EAVES**



**50 KN/M2
FLOOR LOADING**



**33M YARD
DEPTH**



**0.5 MILES TO
J9 M65**

FLOOR AREAS

Warehouse (Ground Floor)	35,981 sq ft	3,342.8 sq m
Offices (First Floor)	3,956 sq ft	3,67.5 sq m
Total	39,937 sq ft	3,710.3 sq m

FURTHER INFORMATION

The unit is available on a Leasehold basis.
For further information or to arrange a viewing,
please contact the joint agents.



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DESCRIPTION

FP-One forms part of Frontier Park Burnley, which comprises a new Industrial / Logistics development of five units between 39,000 – 158,500 sq ft.

LOCATION

Frontier Park is located 3 miles east of Burnley centre and has immediate access to Junction 9, M65 via A679 Accrington Road.

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