

**Units B, C & D FP3 Frontier Park,
Blackburn, BB1 3AL**



TO LET

FULLY FITTED / PARTIALLY RACKED GRADE A WAREHOUSE FACILITY



80,878 – 210,319 ft² (7,514 – 19,539 m²)



LOCATION

Frontier Park occupies a prime position just two miles east of Blackburn town centre, immediately adjacent to Junction 6 of the M65 with direct access onto Whitebirk Roundabout and Whitebirk Drive, the town's premier employment location.

The M65 serves as the primary motorway corridor through East Lancashire, connecting Blackburn to the M6 and M61 at Bamber Bridge, south of Preston. This provides swift and seamless access to the M60/M62 and the wider Greater Manchester conurbation.



DESCRIPTION

FP3 forms part of the Frontier Park development located at Junction 6 of the M65. Frontier Park comprises manufacturing and warehouse units constructed in the last 5 years, along with PFS, restaurants and hotels.

FP3 B, C and D comprise two semi-detached warehouses of a combined 129,441 sq ft and a single semi-detached warehouse of 80,878 sq ft, with a combined total of 210,319 sq ft. Each warehouse has their own secure demised yard, with dock and level access doors and offices. Each warehouse has a clear internal height of 12.5m and are mostly racked, with warehouse lighting.

The warehouses can be taken as a whole, or individually and racking can be included, as well as the rest of the existing fit out, subject to negotiation.

SPECIFICATION

- 12.5M eaves height
- Large secure external yard space
- Large separate car park
- LED warehouse lighting
- Multiple units available
- Fully fitted offices
- Partially racked internally
- 12,000 pallets racking capacity



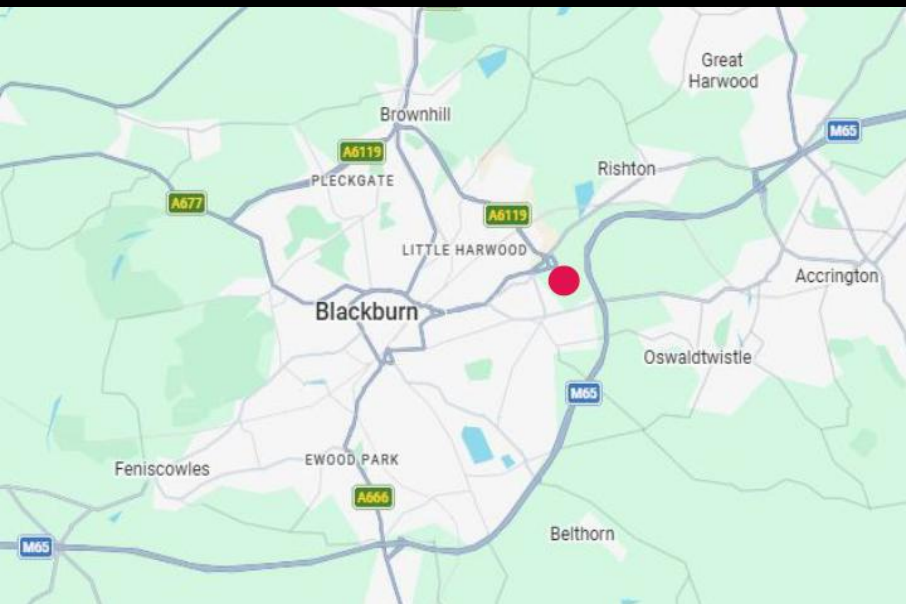
EPC

The property has an EPC rating of A.
This can be made available upon request.

ACCOMMODATION

Description	SQ M	SQ FT	Dock Loading Doors	Level Access Doors
Unit B	7,513.81	80,878	6	5
Unit C & D	12,025.46	129,441	8	4
TOTAL	19,539.27	210,319	14	9





TERMS

The property is held on a 10-year lease from 1st March 2021 and we are seeking interest in an assignment, sub-letting or potentially a new lease directly with the landlord. Full details available upon request.

RENT

On application

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

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