



Roman Road Business Park, J5 M65, Blackburn, BB1 2LD

To Let

69,245 to 108,246 sq ft

Available Immediately | Modern detached industrial units - Delta108 (108,246 sq ft) and Gamma70 (69,245 sq ft)



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Summary

- Rent: Rent on application
- Lease: Sublease

Contact & Viewings

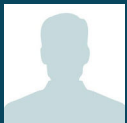


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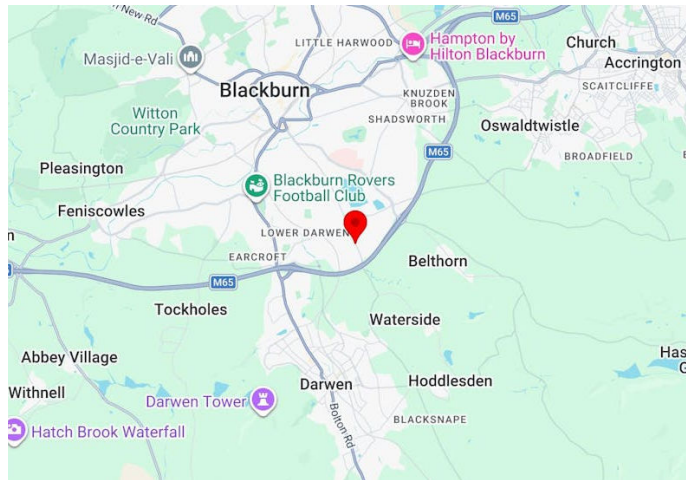


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Joint Agents



Paul Cook (CBRE LTD)
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Description

Delta108 (108,246 sq ft)

- Modern 3 floor office accommodation (20,732 sq ft)
- 8.5m eaves
- 5 acre site
- 3 dock level doors
- 3 level access doors
- 100 car parking spaces

Gamma70 (69,245 sq ft)

- Modern office accommodation (3,500 sq ft)
- 12.3m eaves
- 3.91 acre site (1.11 acres of yard area)
- 2 dock level doors
- 4 level access loading doors
- 34 car parking spaces

Location

One of the most prominent industrial locations within Lancashire.

Excellent connectivity, immediately adjacent to J5 of M65 motorway.



The M65 links both the M6 and M61 providing access to the regional and national motorway network.

Strong labour force.

Terms

Both properties are available by way of sub-lease or assignment.

Accommodation

Name	sq ft	sq m	Availability
Unit - Delta	108,246	10,056.38	Available
Unit - Gamma	69,245	6,433.07	Available
Total	177,491	16,489.45	

