TO LET SELF-CONTAINED INDUSTRIAL UNITS **FROM 67,000 SQ FT TO 108,000 SQ FT**
AVAILABLE INDIVIDUALLY OR AS A WHOLE







GAMMA67

HIGH QUALITY INDUSTRIAL/WAREHOUSE FACILITY ON A SECURE SITE

67,036
SQ FT
(6,227 SQ M)

DELTA108

EXCELLENT HQ FACILITY ON A SECURE SITE WITH HIGH QUALITY OFFICES

108,840
SQ FT
(10,111 SQ M)

ALPHA & BETA

TWO HIGH QUALITY LINKED INDUSTRIAL/WAREHOUSE UNITS ON A SECURE SITE

173,651
SQ FT
79,944 SQ FT & 93,707 SQ FT

ROMAN ROAD, BLACKBURN, BB1 2LD, LANCASHIRE


← TO J5 M65 & BURNLEY
M65
M6 / M61 PRESTON →
ALPHA & BETA
UNDER OFFER
GAMMA67
DELTA108

LOCATION

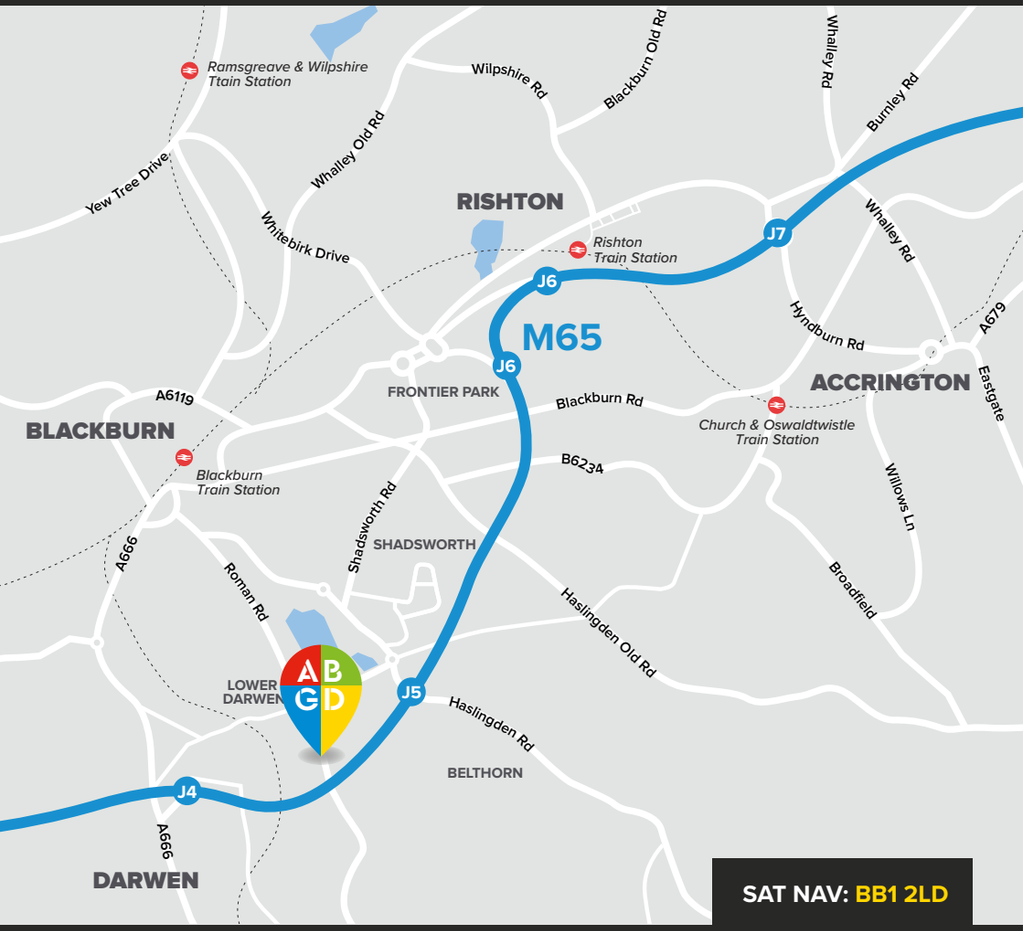
The estate is accessed by Roman Road and Issa Way, Blackburn, approximately 1 mile from Junction 5 of the M65, providing access to the wider Lancashire motorway network and Greater Manchester. The M65 provides connections to the M6 and M61, supporting regional distribution and access to the national motorway network.

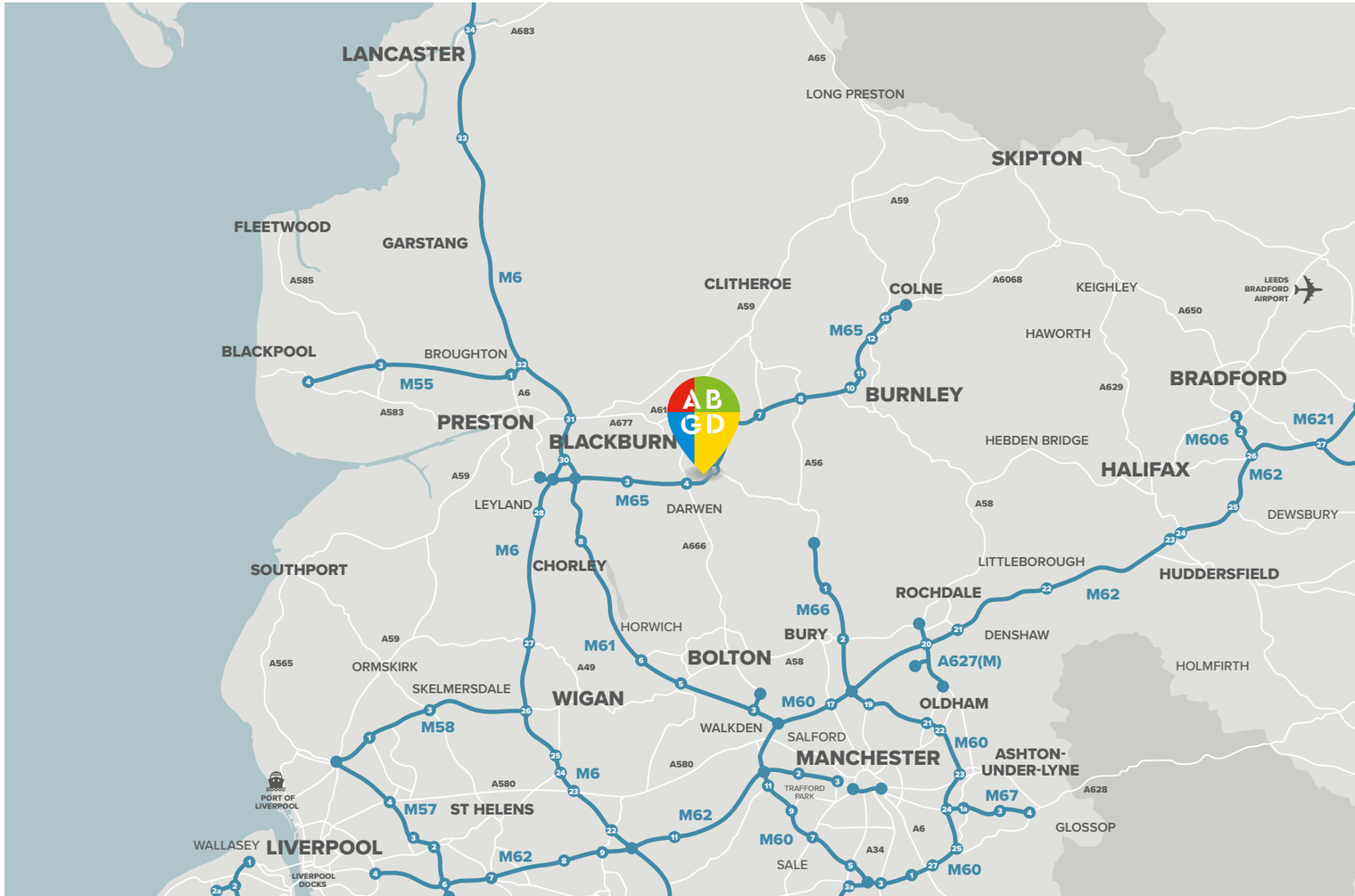
M65
(JCT 5)
APPROX. 1 MILE

DRIVE TIMES

	Miles	Time
BLACKBURN	2 miles	5 minutes
BURNLEY	11 miles	20 minutes
PRESTON	16 miles	28 minutes
MANCHESTER	26 miles	54 minutes
BIRMINGHAM	113 miles	2 hours
LONDON	227 miles	4 hours







GAMMA67



HIGH QUALITY INDUSTRIAL/WAREHOUSE FACILITY ON A SECURE SITE

67,036
SQ FT

EXTERNAL

- 41m yard depth
- 35 parking spaces with 3 disabled spaces
- Self-contained yard and unit with secure fencing
- Electric gate
- CCTV installed
- Excellent location, 1.5 miles from J5 M65
- Good connectivity to wider Greater Manchester

INTERNAL

- 2,597 sq ft of modern offices with air conditioning and heating
- 10.5m haunch with 11m eaves height
- 2 dock doors
- 4 level-access doors (4m × 5m)
- High-quality roof and wall cladding in good condition
- LED and fluorescent lighting, with skylights covering 10% of the roof













GAMMA67

GAMMA67 provides a self-contained industrial unit extending to 67,036 sq ft, including 2,597 sq ft of modern office accommodation with air conditioning and heating. The warehouse offers an 11m eaves height, with loading via two dock doors and four level-access doors. Roof and wall cladding is in good condition, while LED and fluorescent lighting complements natural light from rooflights covering approximately 10% of the roof.

Externally, the property benefits from a 41m-deep yard and 35 parking spaces. Secure perimeter fencing, an electric gate and CCTV serve the self-contained site.

ACCOMMODATION

FLOOR AREA	SQ M	SQ FT
GROUND FLOOR		
Warehouse	3,937.53	42,383
Warehouse Long	1,823.36	19,626
Internal Storage 1	88.02	947
Internal Storage 2	137.70	1,482
Office Space Main	223.14	2,401
Office in Warehouse	18.13	195
BUILDING TOTAL	**6,227.87**	**67,036**







35 car parking spaces

2 dock loading doors

4 level loading doors



DELTA108



EXCELLENT HQ FACILITY ON A SECURE SITE WITH HIGH QUALITY OFFICES

108,840
SQ FT

EXTERNAL

- 45m yard depth
- 100 parking spaces to the front, rear and side, with disabled and EV parking (3 EV chargers)
- Self-contained yard and unit with secure fencing
- Electric gate
- CCTV and external lighting installed
- Excellent location, 1 mile from J5 M65
- Good connectivity to wider Greater Manchester

INTERNAL

- 21,698 sq ft of modern offices with air conditioning and heating, meeting / board rooms, kitchens and W/C
- 9m eaves height
- 3 dock doors
- 3 level-access doors (5.6m × 5m)
- High-quality roof and wall cladding in good condition
- LED lighting, with skylights covering 10% of the roof













DELTA108

DELTA108 provides a self-contained industrial unit extending to 108,840 sq ft, including 21,698 sq ft of modern office accommodation with air conditioning and heating. The warehouse offers an 9m eaves height, with loading via three dock doors and three level-access doors. Roof and wall cladding is in good condition, while LED and fluorescent lighting complements natural light from rooflights covering approximately 10% of the roof.

Externally, the property benefits from a 45m-deep yard and 100 parking spaces, including 3 EV chargers. Secure perimeter fencing, an electric gate and CCTV serve the self-contained site.

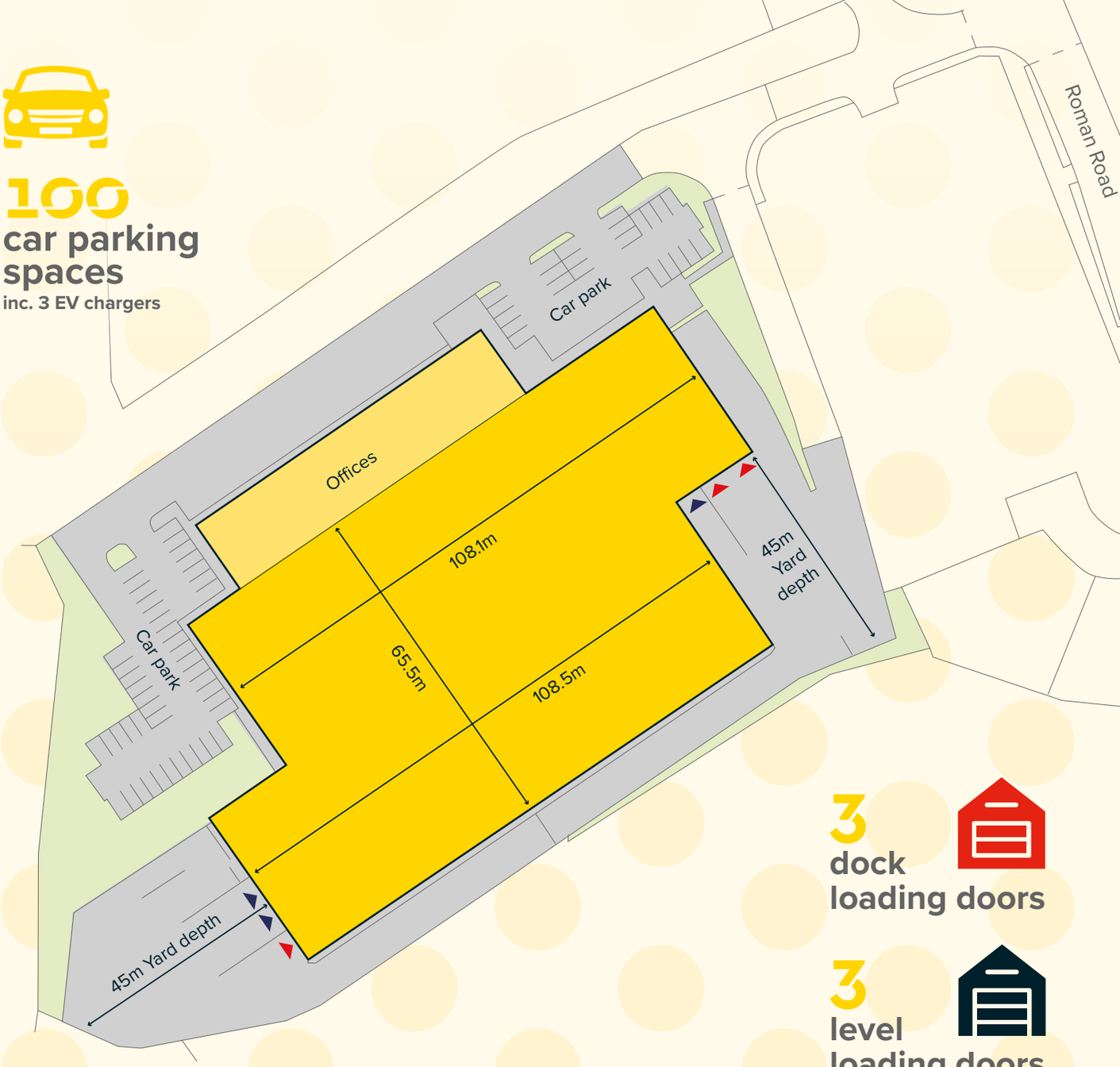
ACCOMMODATION

FLOOR AREA	SQ M	SQ FT
GROUND FLOOR		
Warehouse 1	3,587.26	38,613
Warehouse 2	3,488.72	37,552
Warehouse Under Croft	883.81	9,513
North Stairwell	52.61	566
South Stairwell	29.50	317
Lobby	53.90	580
Ground Floor Sub Total	**8,095.81**	**87,142**
FIRST FLOOR		
First Floor Office	925.79	9,965
First Floor North Stairwell	52.61	566
First Floor South Stairwell	29.50	317
First Floor Sub Total	**1,007.90**	**10,849**
SECOND FLOOR		
Second Floor Office	925.79	9,965
Second Floor North Stairwell	52.61	566
Second Floor South Stairwell	29.50	317
Second Floor Sub Total	**1,007.90**	**10,849**
BUILDING TOTAL	**10,111.61**	**108,840**





100
car parking spaces
inc. 3 EV chargers



3
dock loading doors

3
level loading doors

FURTHER INFORMATION



TERMS

The two units are available by way of a sublease or assignment of the current lease expiring 30 October 2036.

VAT

All prices will be exclusive of VAT.

EPC

Available on request.

ANTI MONEY LAUNDERING

Proposed occupiers agree to provide evidence of their identity, management or ownership structure, as well as recent proof of address, photographic ID and in the case of purchasers, source of funding.

VIEWING

Strictly by appointment with the joint agents.

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paul.j.cook@cbre.com

Henry Farr
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henry.farr@cbre.com

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