

Walker Park Industrial Estate Blackburn

Available to Let
Warehouse
26,637 sq ft

Under refurbishment



3 Level access loading doors



Steel portal frame construction



Ancillary storey office block



8.5 m eaves height



Two ten tonne gantry cranes



Walker Park Industrial Estate

Blackburn, BB1 2QE



Description

This high-quality, well-specified industrial warehouse is currently undergoing a comprehensive refurbishment. Situated on a large, secure site, the unit benefits from a 8.5 m eaves height, three level access loading doors, two ten tonne gantry cranes running the length of the warehouse and an ancillary office block. The building is of steel portal frame construction with profile metal cladding to the roof, offering durability and efficiency suitable for a variety of industrial and logistics uses.

Location

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.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

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

Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Office	Office	2,135	Immediately
Warehouse	Warehouse	24,502	Immediately
Total		26,637	

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