

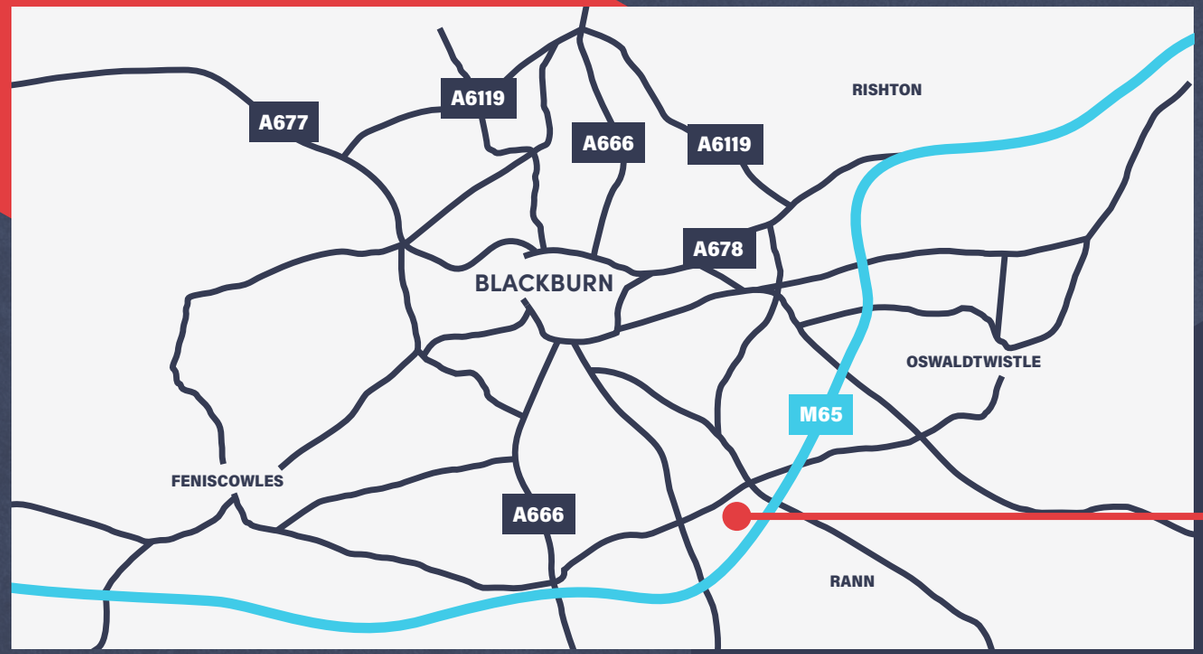
AVAILABLE Q2 2027

WALKER INDUSTRIAL ESTATE

TO LET MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT
41,967 SQ FT (3,899 SQ M)

- Ground and first floor offices
- 2 dock doors / 3 level access doors
- Self-contained unit
- 7.5m eaves
- Secure barrier access
- Dedicated car park and yard areas

UNIT 12
WALKER INDUSTRIAL ESTATE
BLACKBURN BB1 2QE





LOCATION

Blackburn is a key distribution location and traditional industrial town within the heart of the North West in the orough of Blackburn with Darwen in Lancashire.

The property is located approximately 3 miles to the south east of Blackburn town centre, close to J5 of the M65 and 13 miles (21 km) east of Preston, 25 miles (40 km) north west of Manchester, 42 miles (67 km) north east of Liverpool and 56 miles (90 km) west of Leeds.

Blackburn with Darwen is the largest town in Lancashire, with population of approximately 148,753.

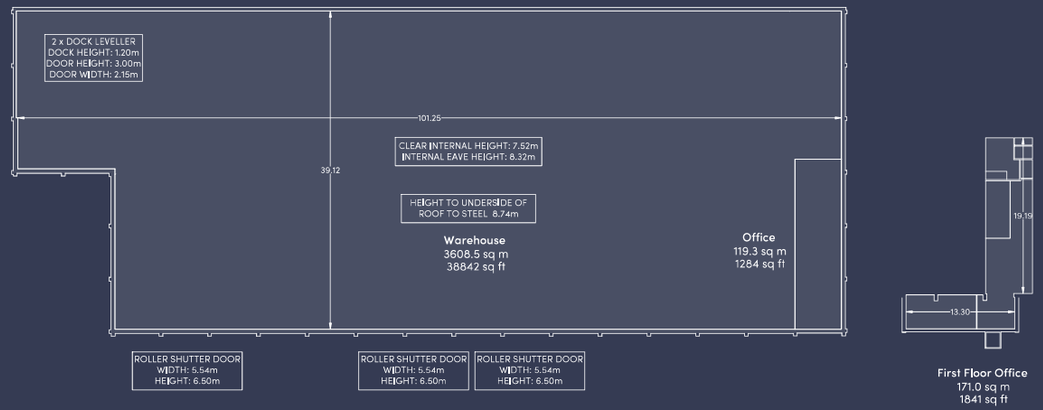
Blackburn is recognised as one of the North West's prime industrial, logistics and distribution locations due to its excellent connectivity to the M65, M61 and M6 Motorways.

TRAVEL DISTANCES

M65 JUNCTION 5	2 MINS / 0.2 MILES
M61 JUNCTION 9	11 MINS / 8 MILES
M6 JUNCTION 29	12 MINS / 10 MILES
PRESTON	25 MINS / 13 MILES
MANCHESTER	48 MINS / 25 MILES
LIVERPOOL	60 MINS / 42 MILES
LEEDS	70 MINS /56 MILES







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ACCOMMODATION

Lower Grd Office	1,284 sq ft	120 sq m
Upper Grd Office	1,841 sq ft	171 sq m
Warehouse	38,842 sq ft	3,608 sq m
Total	41,967 sq ft	3,899 sq m

SPECIFICATION
2 x dock leveller access
3 x roller shutter level access

RENT
Rent on application.

TERMS
The property is available by way of a fully repairing and insuring lease, terms to be agreed.

SERVICE CHARGE
An estate service charge will be levied to cover a proportion of the upkeep and maintenance of the communal areas.

VAT
VAT chargeable at the current rate.

RATES
We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

EPC
EPC rating C71.

FURTHER INFORMATION
Contact owner direct:

Tom Clough
tom@4thindustrial.com
07786214419

4thindustrial.com

VIEWINGS
Strictly via agents:

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www.b8re.com

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