Mileway

Blackburn, BB1 2QE

UNIT 8 WALKER PARK INDUSTRIAL ESTATE

Industrial unit
To let
97,290 sq ft (9,038.6 sq m)





Under refurbishment

The property comprises a high-quality, well-specified distribution warehouse positioned on a large, secure site. The warehouse is of steel portal frame construction with profiled metal sheet cladding to the roof, incorporating translucent roof lights. Key features include LED lighting, high-quality office accommodation, cranage facilities, four level-access loading doors and a 1,000 KVA power supply.



LED lighting

Close proximity to J5, M65

20 tonne crane

Self contained secure yard

Fully fitted offices

Approx 7.6m eaves height



Site plan & accommodation





Unit	(ft^2)	(m^2)	Area	Availability
Unit 8	88,473	8,219.4	Warehouse	Immediately
Unit 8	8,817	819.1	Office/ancillary	Immediately
Total	97,290	9,038.5		

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.

By Road

Blackburn
3 Miles

Manchester
25 Miles

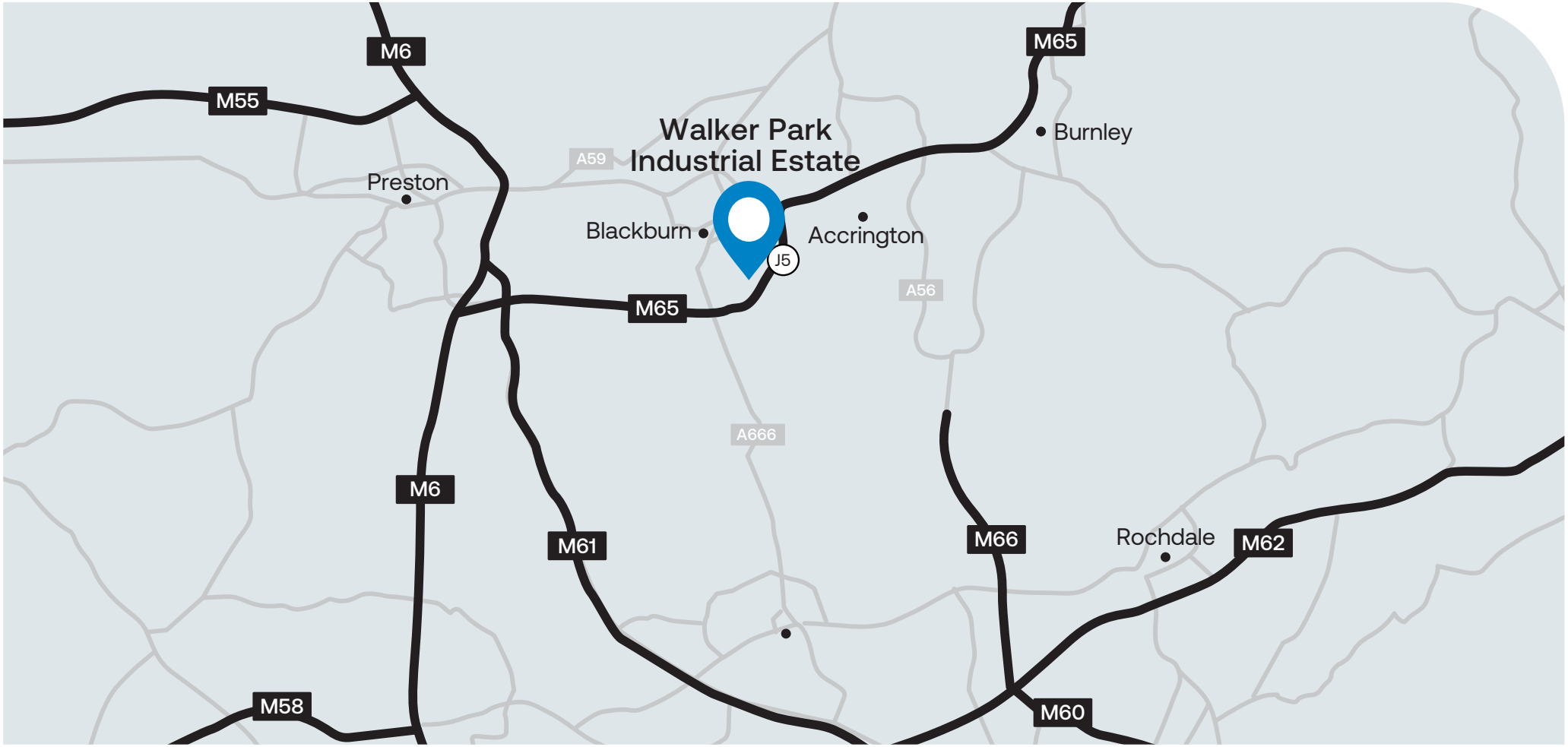
By Rail

Blackburn
3 Miles

Accrington
5 Miles

By Air

Manchester Airport
40 Miles



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Book a viewing



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Further information

EPC
EPC is available on request.

VAT
VAT will be payable where applicable.

Terms
Available on new full repairing and insuring leases for a term of years to NE negotiated.

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

Anti-Money Laundering Regulations
Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services
We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

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