



# OMEGA

GLENFIELD PARK,  
PHILIPS ROAD,  
BLACKBURN,  
BB1 5RZ.

## TO LET

Logistics and manufacturing units ■

11,500 sq ft. to 73,500 sq. ft. ■

12 metre eaves height ■

Completion Q4 2023 ■

24 hour security ■

# OMEGA

## LOCATION

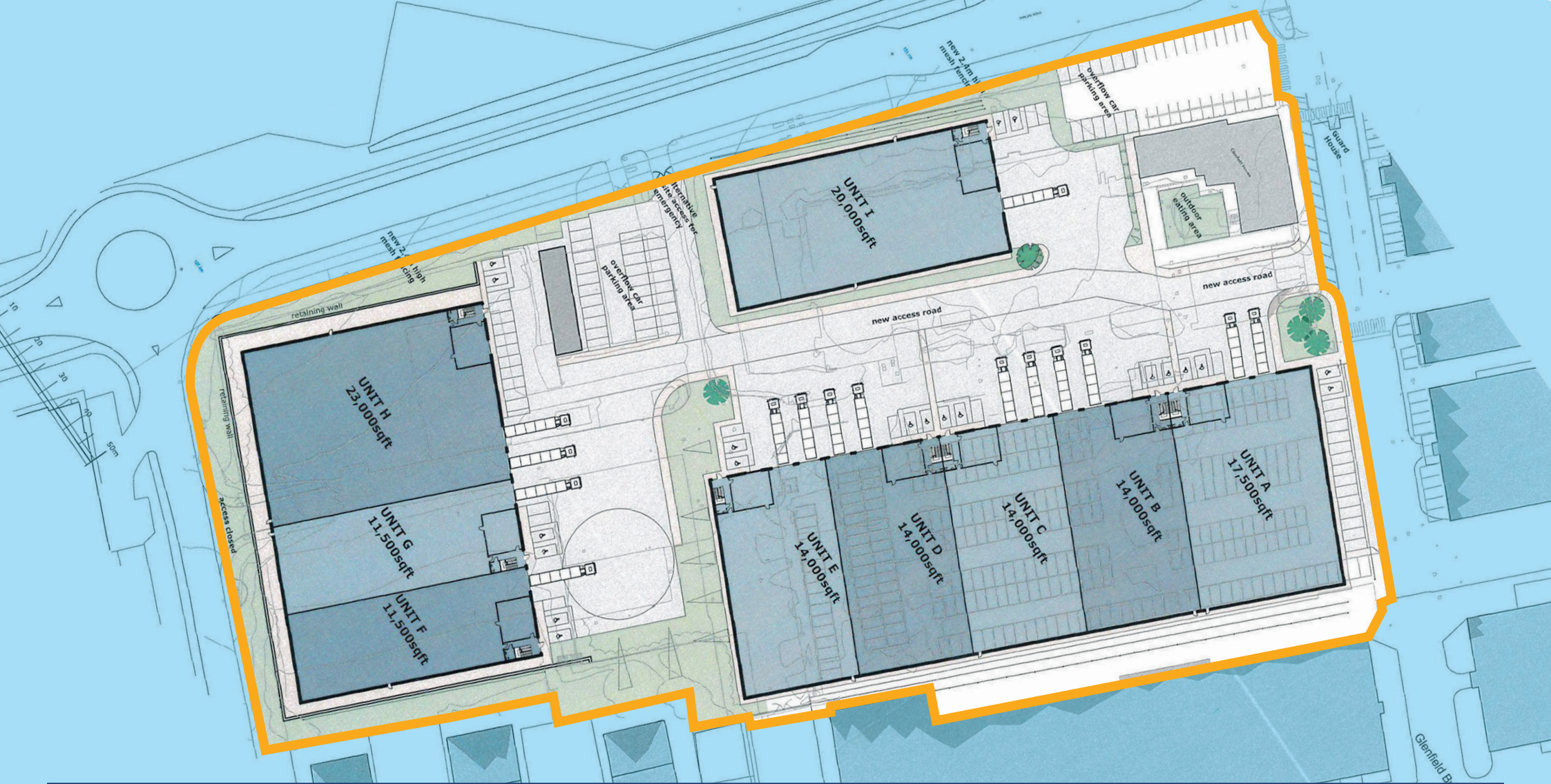
Within the established and popular business location at Glenfield Park, a few minutes' drive from Junction 6 of the M65 on the outskirts of Blackburn.

## DESCRIPTION

- Steel portal frame construction clad in profiled steel with dedicated parking and loading.
- Units can be combined from 11,500 sq. ft.
- 12 metre eaves height. Unit 1, 9 metre eaves height.
- Floor loading 50km sqm.

## FEATURES

- Level access loading.
- 5% office content.
- Accessible lifts.
- Internal lighting.
- Three phase power.
- EV charging points.



## RATING

The units will be assessed upon completion  
A guide figure is available upon request.

## TERMS

A minimum five year lease on full repairing and insuring terms, incorporating rent reviews at agreed intervals.

## SERVICE CHARGE

A service charge will be levied in respect of the maintenance of the common areas.

## RENTAL

On application.

## ENERGY PERFORMANCE CERTIFICATE

Available upon completion.

All enquiries please contact the joint agents

**TREVOR  
DAWSON**

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Glenfield Business Park

 Site perimeter

A6119

Glenfield Park  
Business Centre

M65  
Junction 6

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