

PRIME POINT BLACKBURN

LOWER ECCLESHILL ROAD, BLACKBURN BB3 0RP | J4 M65

[HOME](#) [SITE PLAN](#) [AERIAL](#) [LOCATION](#) [CONTACT](#)

WAREHOUSE A READY FOR IMMEDIATE OCCUPATION



TO LET

2 NEW INDUSTRIAL/WAREHOUSE UNITS
55,412 sq.ft (5,148 sq.m) & 53,808 sq.ft (4,999 sq.m)

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WAREHOUSE A AVAILABLE FOR IMMEDIATE OCCUPATION

BUILDING SPECIFICATION

- Steel Portal Frame Construction
- 4 Dock Levellers
- 2 Level Access Doors
- Minimum 75 Car Parking Spaces (8 disabled / 8 electric vehicle charging)
- Eaves height 12m
- 500 KVA Power Supply
- Yard Depth up to 48m
- Floor Loading 50kN/m²
- BREEAM Very Good (Targeted)
- EPC A Rating (Targeted)

Warehouse	50,223 sq.ft	4,666 sq.m
Ground Floor Office	959 sq.ft	89 sq.m
First Floor Office	2,115 sq.ft	196.5 sq.m
Second Floor Office	2,115 sq.ft	196.5 sq.m
Total	55,412 sq.ft	5,148 sq.m



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WAREHOUSE B

BUILDING SPECIFICATION

- Steel Portal Frame Construction
- 4 Dock Levellers
- 2 Level Access Doors
- Minimum 75 Car Parking Spaces (8 disabled / 8 electric vehicle charging)
- Eaves height 12m
- 500 KVA Power Supply
- Yard Depth up to 48m
- Floor Loading 50kN/m²
- BREEAM Very Good
- EPC A+

FULLY LET



Warehouse	47,458 sq.ft	4,409.4 sq.m
Ground Floor Office	2,110 sq.ft	196 sq.m
First Floor Office	2,120 sq.ft	197 sq.m
Second Floor Office	2,120 sq.ft	197 sq.m
Total	53,808 sq.ft	4,999 sq.m

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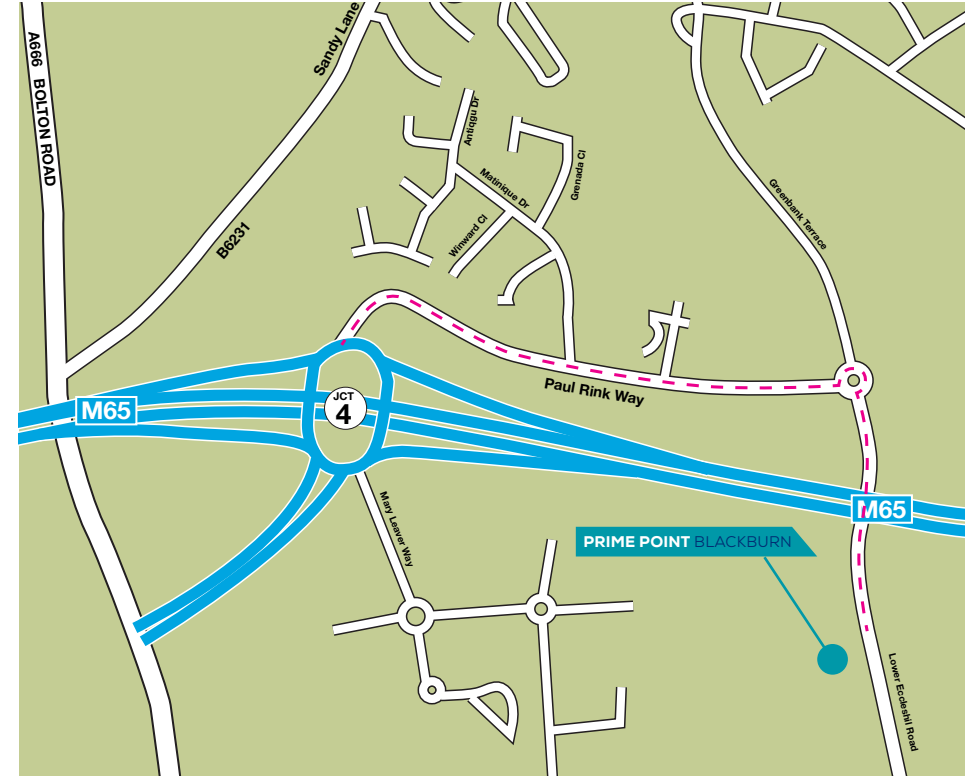
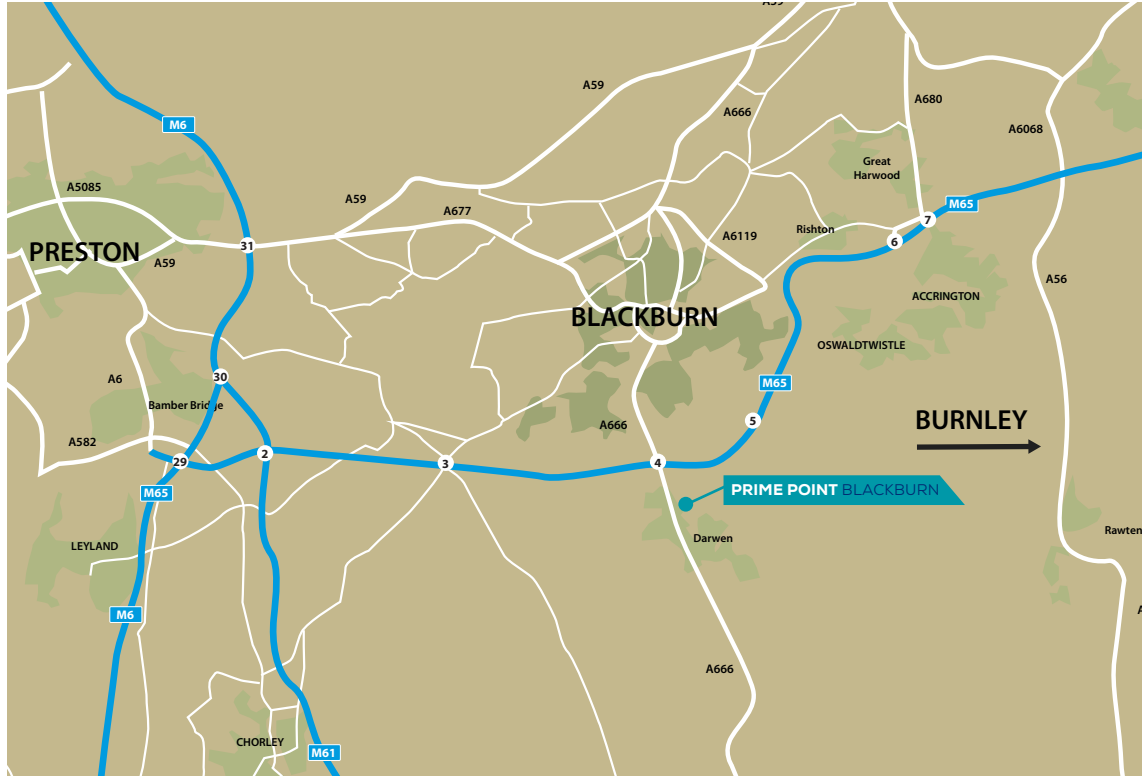
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TO LET

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HOME SITE PLAN AERIAL LOCATION CONTACT



Appointed Agents



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BC REAL ESTATE

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