

# PRIME POINT BLACKBURN

LOWER ECCLESHILL ROAD, BLACKBURN BB3 0RP | J4 M65

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

## WAREHOUSE A READY FOR IMMEDIATE OCCUPATION

WAREHOUSE B  
FULLY LET



**2 NEW INDUSTRIAL/WAREHOUSE UNITS**  
**55,229 sq.ft** (5,131 sq.m) & **50,977 sq.ft** (4,736 sq.m)

**TO LET**

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## SITE PLAN



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NEXT

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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/m<sup>2</sup>
- BREEAM Very Good (Targeted)
- EPC A Rating (Targeted)

Warehouse	51,085 sq.ft	4,746 sq.m
Ground Floor Office	2,072 sq.ft	192.5 sq.m
First Floor Office	2,072 sq.ft	192.5 sq.m
Total	55,229 sq.ft	5,131 sq.m



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- Yard Depth up to 48m
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- BREEAM Very Good
- EPC A Rating



**FULLY LET**

Warehouse	50,995 sq.ft	4,366 sq.m
Warehouse Office	1,991 sq.ft	185 sq.m
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Total	50,977 sq.ft	4,736 sq.m

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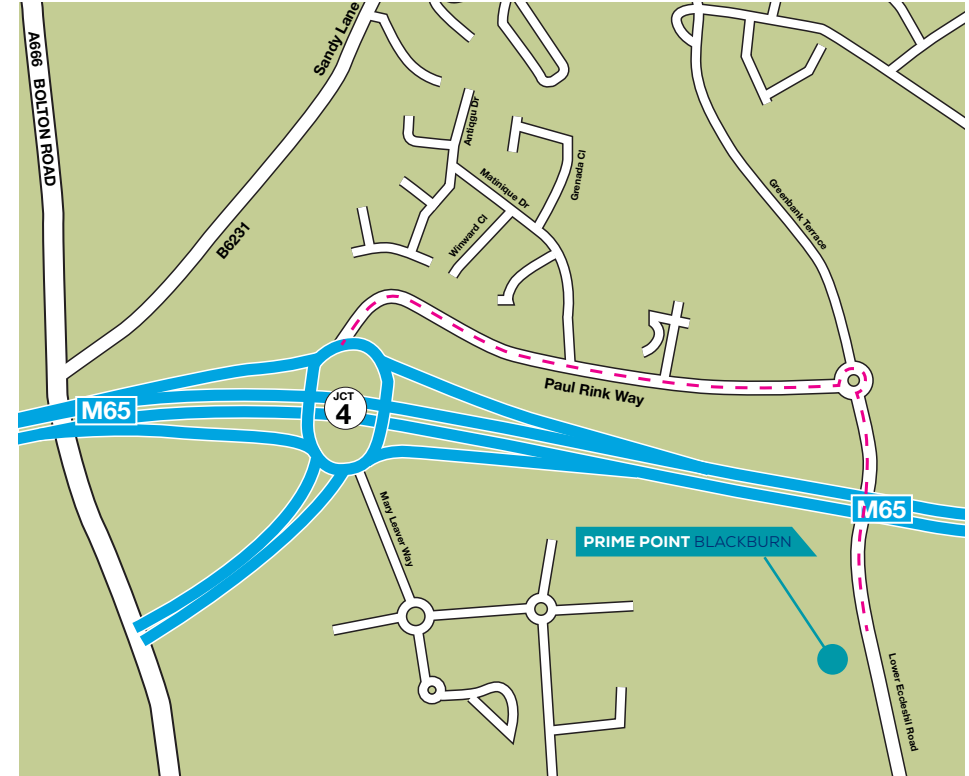
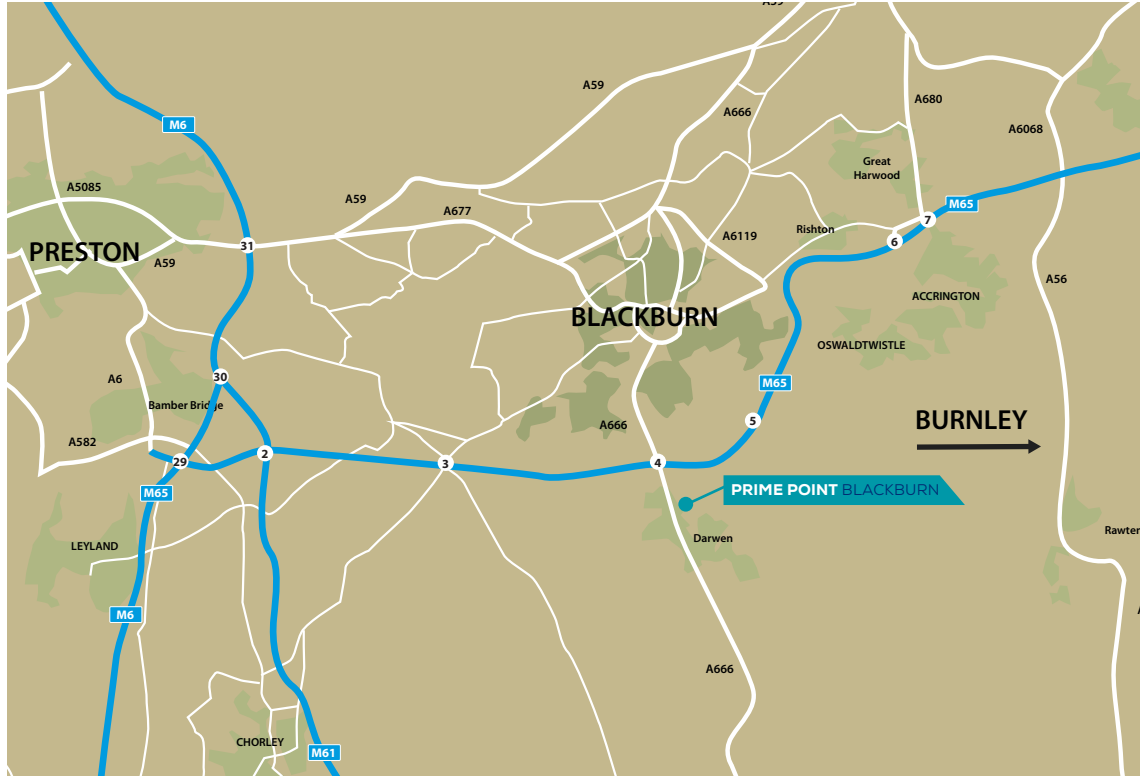
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HOME SITE PLAN AERIAL LOCATION CONTACT



Appointed Agents



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THE PRIME  
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