

PROPERTY PARTICULARS

INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



3B FRONTIER PARK FRONTIER AVENUE BLACKBURN BB1 3AL

- Rare opportunity on Frontier Park, Blackburn's prime logistics and manufacturing location
- Adjacent Junction 6 M65
- 31,012 sq. ft.
- Enclosed yard and parking
- Available immediately

LOCATION

Frontier Park is located two miles east of Blackburn centre and immediately adjacent to Junction 6, M65, with direct access to the Whitebirk roundabout.

The M65 is the primary economic corridor through East Lancashire linking Blackburn with the M6 and M61 to the south of Preston, and Burnley and the M66 to the east.

Frontier Park occupies a prime location on the M65 corridor and comprises 1,000,000 square feet of industrial and warehouse accommodation with at the entrance to the site a PFS, KFS, Starbucks, Hampton by Hilton Hotel, and shortly Marks & Spencer foodstore.

Occupiers on the Park include Fagan & Whalley, Science in Sport, Stacci and Taziker.

DESCRIPTION

Constructed in 2019, Unit 3B comprises a single-storey steel portal frame building with a large concrete surfaced yard and parking for 42 cars. The site is completely enclosed with two access points off the estate road. Internally, it has the benefit of three drive-in loading doors with an eaves height of 9 metres.

SERVICES

All mains services are connected including gas and three phase electricity. It will be the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The unit is currently assessed as having a rateable value of £162,000 (April 2023). The approximate rates payable for 2024-2025 would be £88,452 per annum.

LEASE

For a term of years to be agreed on a full repairing and insuring basis.

RENTAL

£264,000 PER ANNUM (EXCLUSIVE OF VAT)

VAT

VAT will be charged at the standard rate.

SERVICE CHARGE

A service charge is payable in respect of the upkeep of maintenance of the common areas within the Park.

ENERGY PERFORMANCE CERTIFICATE

Energy rating A (20). A copy of the certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ YM 2405.12924 Email caroline@tdawson.co.uk**





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