

PRIME POINT BLACKBURN

LOWER ECCLESHILL ROAD, BLACKBURN BB3 0RP | J4 M65

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WAREHOUSE A READY FOR IMMEDIATE OCCUPATION



 **DRONE FOOTAGE**

NEW INDUSTRIAL / WAREHOUSE UNIT
55,412 sq.ft (5,148 sq.m)

NEXT 

TO LET

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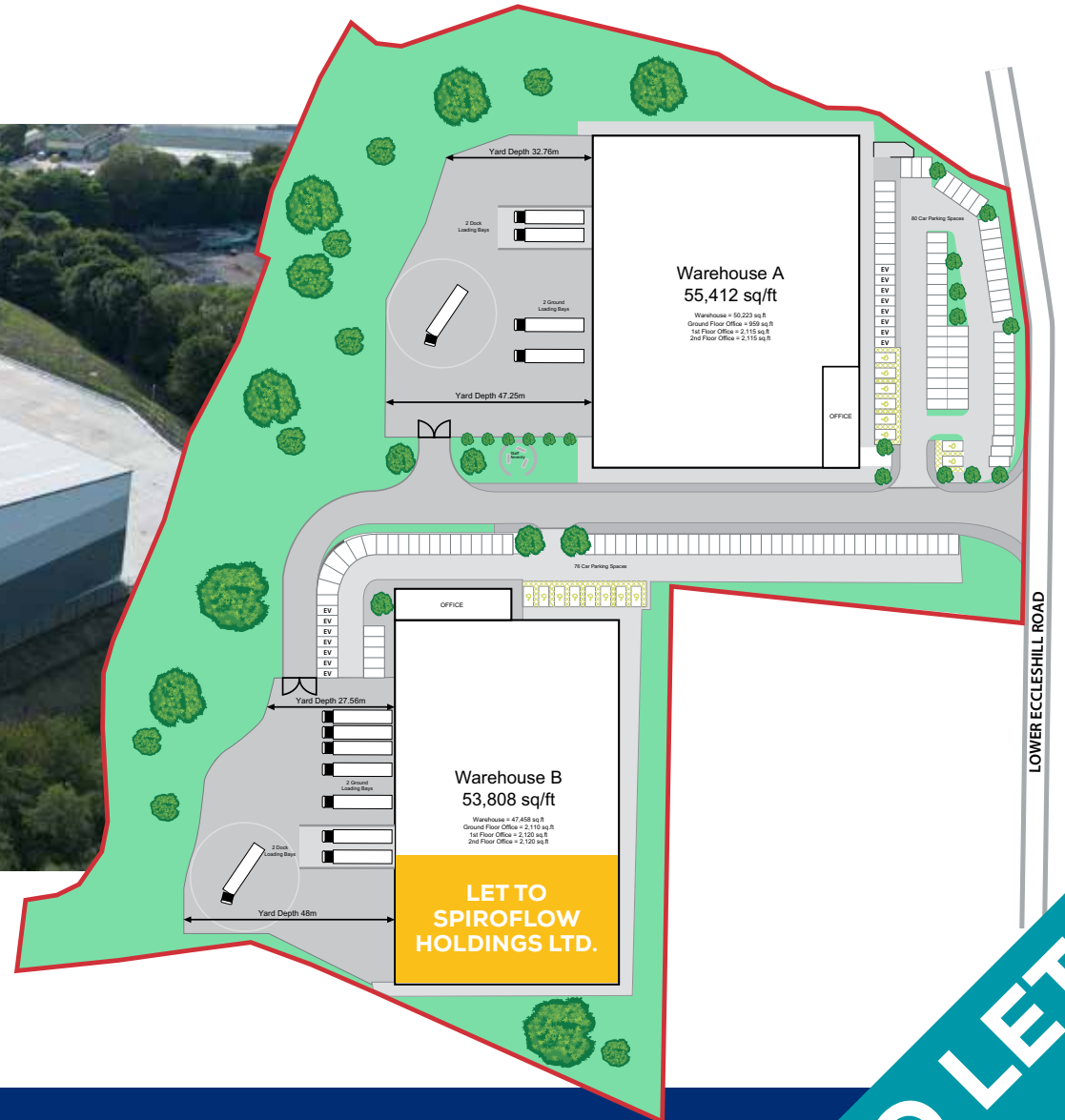
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SITE PLAN



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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
- EPC A Rating (Targeted)

 **DRONE
FOOTAGE**

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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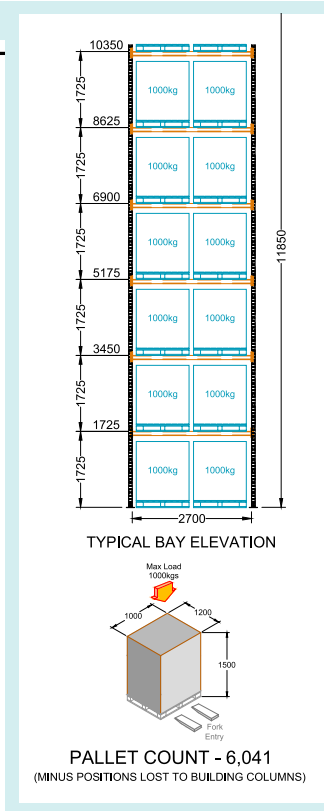
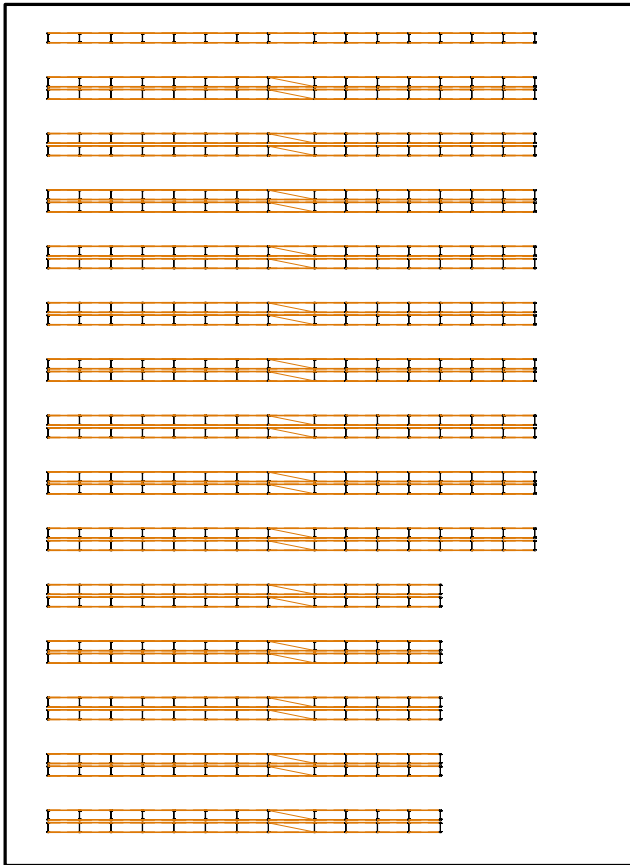
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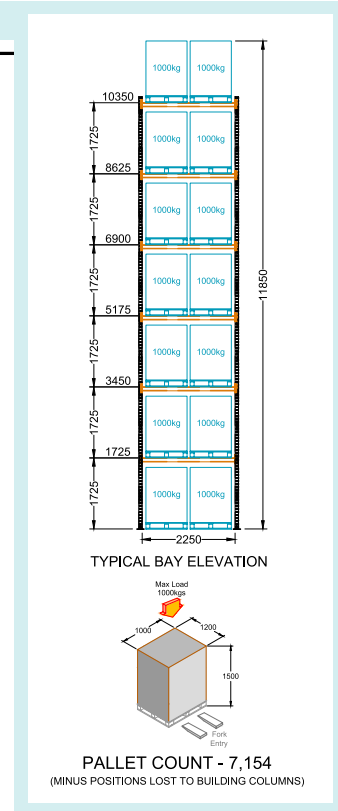
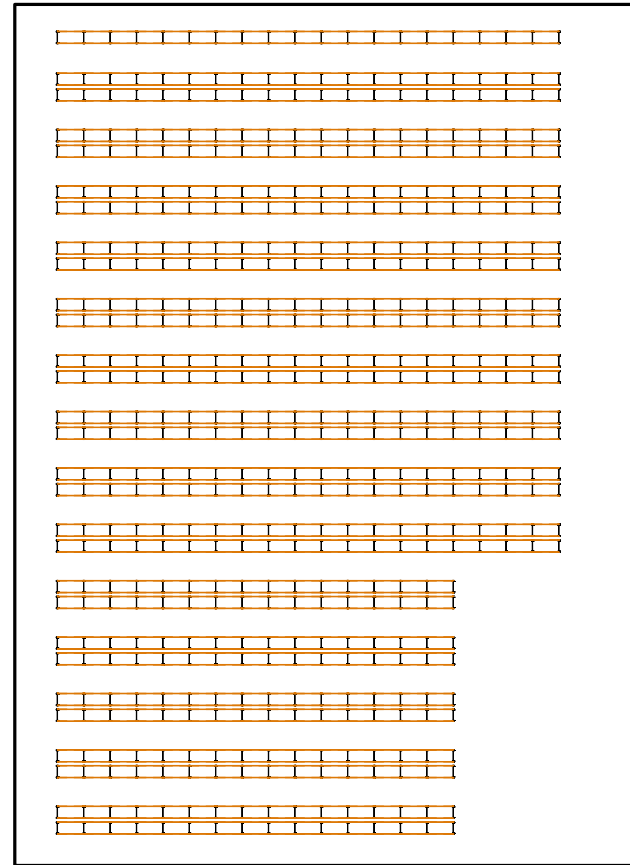
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RACKING PLAN

WIDE AISLE



NARROW AISLE



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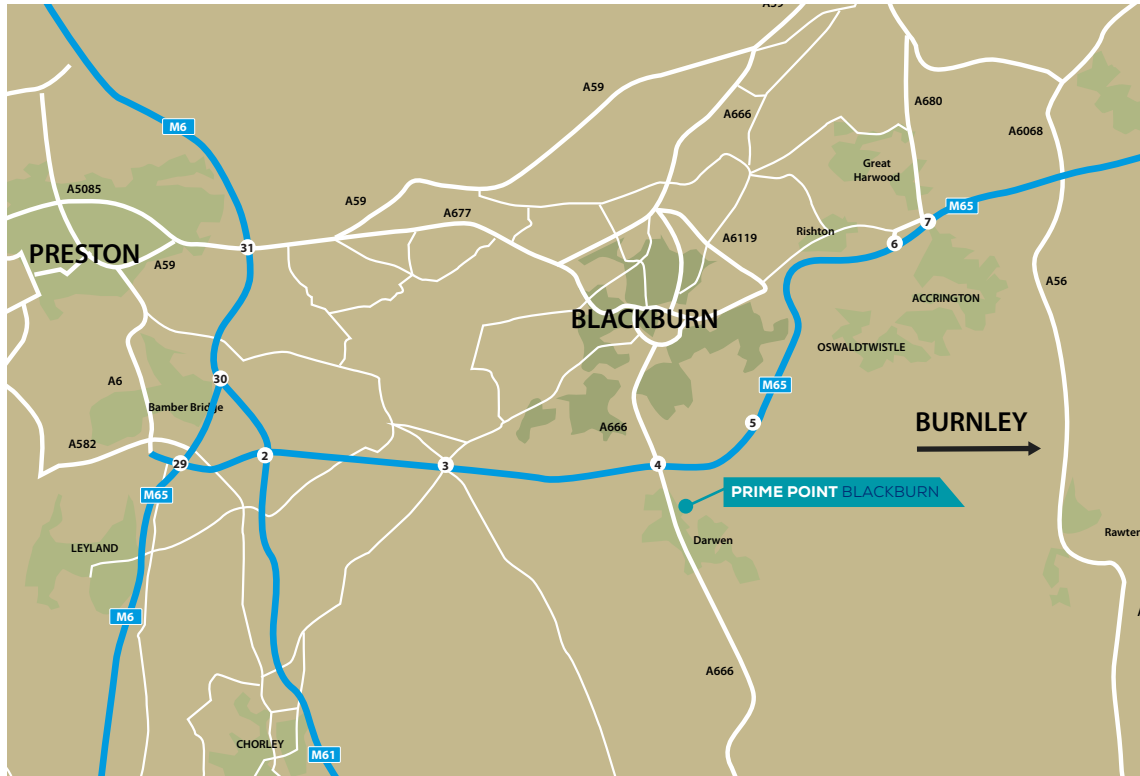
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