

PRIME POINT BLACKBURN

LOWER ECCLESHILL ROAD, BLACKBURN BB3 0RW | J4 M65

[HOME](#)

[SITE PLAN](#)

[AERIAL](#)

[LOCATION](#)

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AVAILABLE Q1 2024

**UNIT B
PRE LET AGREED**

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

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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WAREHOUSE A

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 Excellent Targeted
- EPC A Rating



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

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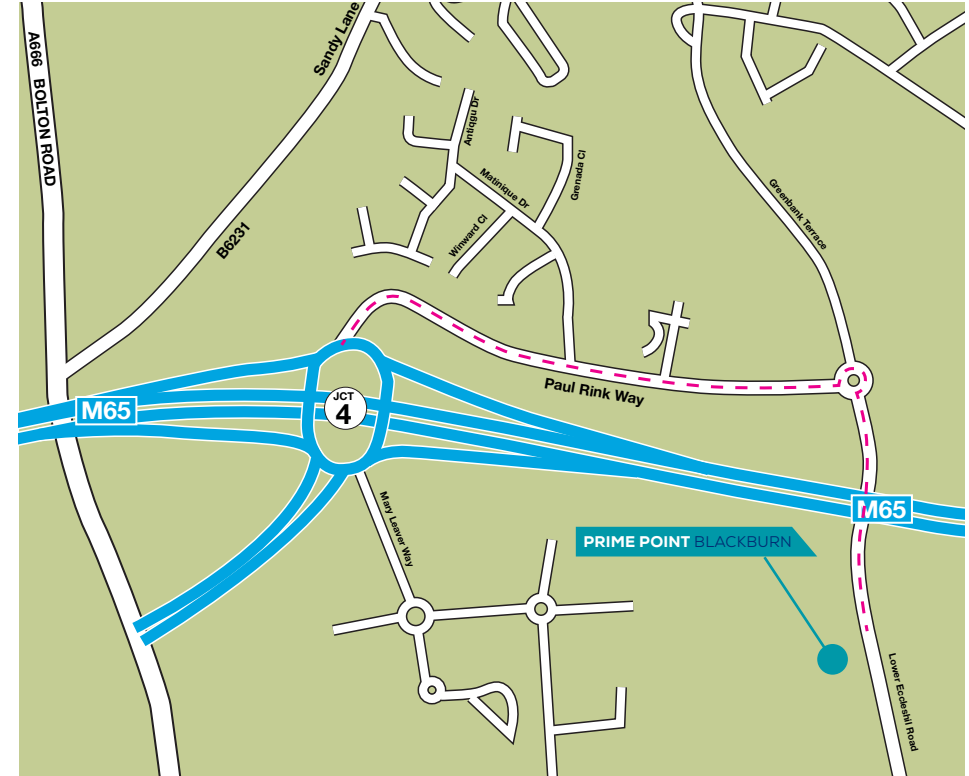
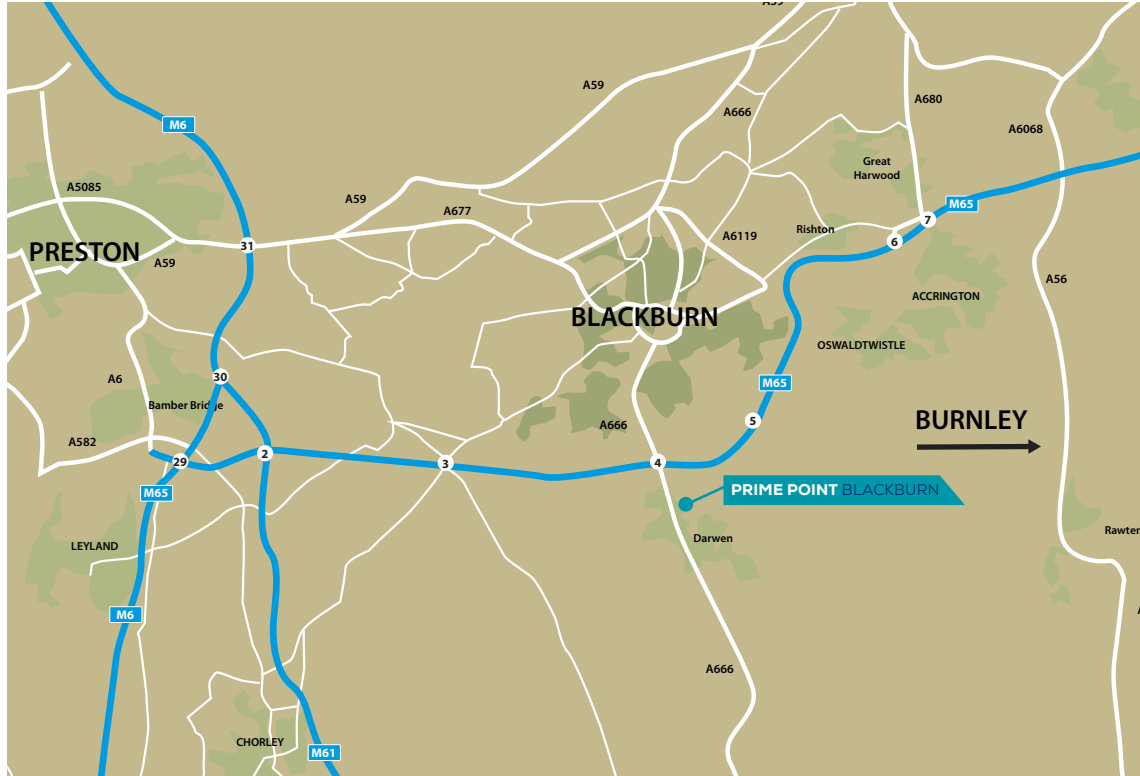
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Appointed Agents



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