

PRIME POINT BLACKBURN

LOWER ECCLESHILL ROAD, BLACKBURN BB3 0RW | J4 M65

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

COMING SOON
AVAILABLE Q1 2024

UNIT B
PRE LET AGREED

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

TO LET

PRIME POINT BLACKBURN

LOWER ECCLESHILL ROAD, BLACKBURN BB3 0RW | J4 M65

HOME SITE PLAN AERIAL LOCATION CONTACT

SITE PLAN



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

NEXT

TO LET

PRIME POINT BLACKBURN

LOWER ECCLESHILL ROAD, BLACKBURN BB3 0RW | J4 M65

HOME

SITE PLAN

AERIAL


LOCATION

CONTACT

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

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

NEXT 

 BACK

TO LET

PRIME POINT BLACKBURN

LOWER ECCLESHILL ROAD, BLACKBURN BB3 0RW | J4 M65

HOME

SITE PLAN

AERIAL

LOCATION

CONTACT

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 Excellent
- EPC A Rating

PRE LET AGREED

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

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

BACK

TO LET

PRIME POINT BLACKBURN

LOWER ECCLESHILL ROAD, BLACKBURN BB3 0RW | J4 M65

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



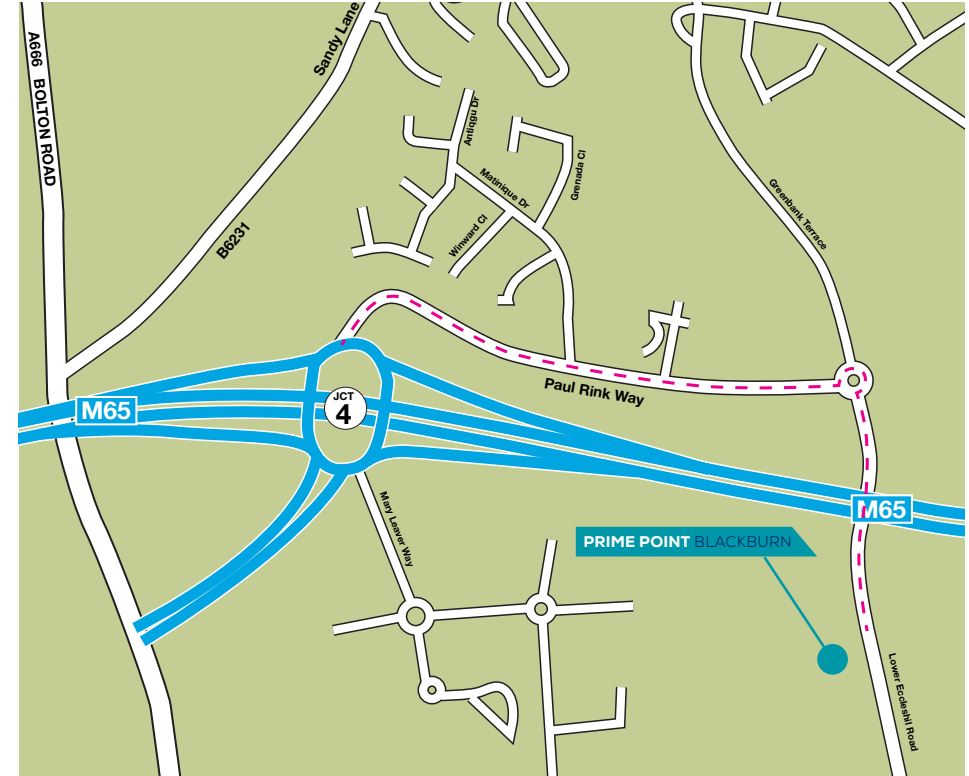
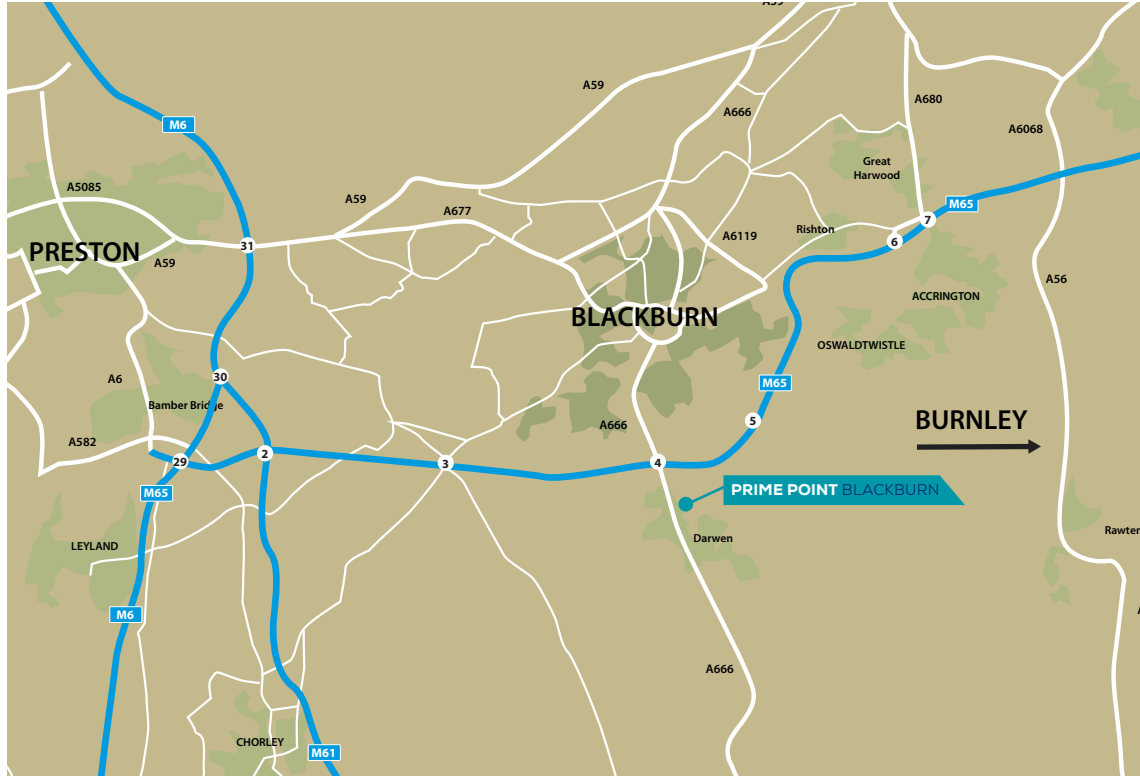
2 NEW INDUSTRIAL/WAREHOUSE UNITS
55,229 sq.ft (5,131 sq.m) & **50,977 sq.ft** (4,736 sq.m)

TO LET

PRIME POINT BLACKBURN

LOWER ECCLESHILL ROAD, BLACKBURN BB3 0RW | J4 M65

HOME SITE PLAN AERIAL LOCATION CONTACT



Appointed Agents



Steve Johnson | 07771 888 363
Email: steve@b8re.com
Will Kenyon | 07802 869279
Email: will@b8re.com



John Barton | 07501 773 672
Email: john@bcrealestate.co.uk
Gary Chapman | 07887 578 506
Email: gary@bcrealestate.co.uk



THE PRIME

Chichester House, 91 Moss Lane East
Manchester M15 5GY
www.theprimegroupuk.com

Contact:
Imran Younus
Tel: 0161 546 3215
Mob: 07917 353756
Email: imran@theprimegroupuk.com

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

TO LET