



GAMMA

GREENBANK TECHNOLOGY PARK,
GREENBANK WAY,
BLACKBURN,
BB1 3EA.

TO LET

Logistics and manufacturing units ■

26,500 sq. ft. to 132,000 sq. ft. ■

12 metre eaves height ■

Completion Q2 2024 ■

Light industrial units from ■
2,500-6,000 sq. ft.

24 hour security ■

GAMMA

LOCATION

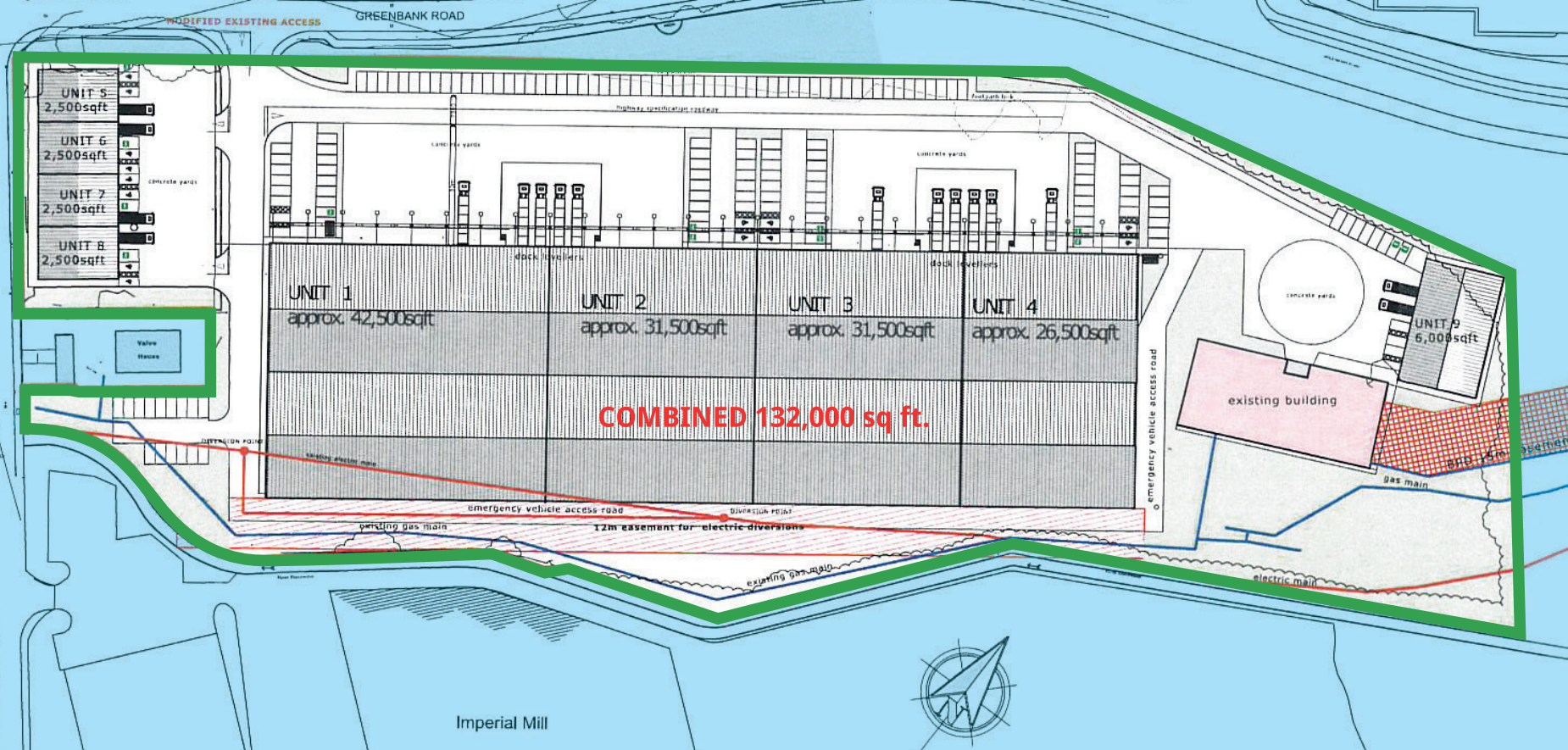
Only a few minutes' drive from Junction 6 of the M65 motorway, Greenbank is a popular logistics and manufacturing location whose occupiers include Silicone Engineering, EMR and Precision Polymer Engineering.

DESCRIPTION

- Units 1-4.
- A single block which can be taken as a whole or divided. From 26,500 sq. ft. to 132,000 sq. ft.
- Steel portal frame construction, clad in profiled steel.
- Units 5-8 and 9.
- Comprising 2,500 sq. ft. – 6,000 sq. ft. available as a whole or part.
- Floor loading 50km sqm.

FEATURES

- Eaves heights of 12 metres to Units 1-4 and of 6.3 metres to units 5-9.
- Dock level and drive-in loading to each unit over 26,500 foot.
- 5% office content with feature office glazed windows.
- Accessible lifts.
- Concrete yards with dedicated parking.
- Internal lighting.
- Three phase power.
- EV charging points.



RATING

The units will be assessed upon completion
A guide figure is available upon request.

TERMS

A minimum five year lease on full repairing and insuring terms, incorporating rent reviews at agreed intervals.

SERVICE CHARGE

A service charge will be levied in respect of the maintenance of the common areas.

RENTAL

On application.

ENERGY PERFORMANCE CERTIFICATE

Available upon completion.

All enquiries please contact the joint agents

**TREVOR
DAWSON**

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Site perimeter

A6119

M65
Junction 6

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