

TO LET

Unit 8B Walker Park, Blackburn
46,042 Sq Ft



UNIT 8B WALKER INDUSTRIAL PARK, BLACKBURN, LANCASHIRE, BB1 2QE

- 46,042 sq. ft. / 4,277 sq. m.
- Excellent location close to junction 5 of the M65 motorway
- Available for occupation Q3 2026
- Rent - On Application
- 20 Tonne Crane
- 7.8m eaves height



UNIT 8B WALKER INDUSTRIAL PARK, BLACKBURN, LANCASHIRE, BB1 2QE

Location

Walker Park Industrial Estate is a well-established distribution hub in the North West, strategically positioned to benefit from excellent transport connectivity.

Located on Walker Road, the estate enjoys prominent frontage to the B6231 (Blackamoor Road) and provides immediate access to Junction 5 of the M65 motorway. The M65 offers direct links westward to the M6 and M61, as well as Preston, and eastward towards Burnley.

The A666 is accessible via the M65 approximately 2 miles away, providing convenient routes to Bolton and Manchester. Blackburn town centre is situated just 3 miles to the north-west.

Description

The property comprises part of a substantial manufacturing /warehouse facility extending to approximately 46,042 sq ft.

The building features profiled steel-clad elevations and roof, incorporating translucent panels to provide natural light.

The property benefits from an eaves height of 7.85 metres, a concrete floor, extensive craneage (full details available on request), and multiple level access loading doors.

Externally, the property benefits from a large secure yard to the front of the property which is solely demised to this unit. There is also a large shared car park at the front.

Accommodation

The property has been measured on a Gross Internal Area (GIA) basis and provides the following accommodation:

Warehouse: 46,042 sq. ft.

Lease Terms

The property is available by way of a new FRI lease for a term of years to be agreed.

Rating

Available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

Services

All mains services are connected to the property. The property has the benefit of a large incoming electricity supply of approximately 1,000 kVA.

EPC

An EPC is available on request.

Availability

Available Q3 2026

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

On Application

Viewing

Strictly via agent Taylor Weaver

James Taylor

james@taylorweaver.co.uk

Tel: 01254 699 030

james@taylorweaver.co.uk

neil@taylorweaver.co.uk