

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

PROMETHEAN HOUSE
LOWER PHILIPS ROAD, WHITEBIRK
INDUSTRIAL ESTATE, BLACKBURN, BB1 5TH

**DETACHED LIGHT INDUSTRIAL / MANUFACTURING PREMISES
WITH EXTENSIVE OFFICES ON A SITE OF 5 ACRES**



- **28,936 GROSS INTERNAL FLOOR AREA PLUS MEZZANINE STORES**
- **EXTENSIVE PARKING TO THE FRONTAGE AND REAR**
- **FUTURE DEVELOPMENT POTENTIAL**
- **JUNCTION 6 M65 WITH 1.5 MILES**

FOR SALE

LOCATION

Situated on the North-East of Blackburn town centre, on the established Whitebirk Industrial Estate, immediately off the A6119 Whitebirk Drive which connects directly with Junction 6 of the M5 Motorway. Adjoining occupiers include Pets Choice, Hippo Car Leasing and Blackburn Chemicals.

DESCRIPTION

Detached light industrial / manufacturing premises built in 1986 with extensive offices. The main structure is of steel portal framework clad in brick and blockwork cavity walls beneath a plasticol coated profiled steel roof.

To the front elevation are high specification, fully fitted two storey offices, with the remainder currently fitted out as open plan offices with suspended ceilings and mezzanine storage which is served by a 500kgs good lift.

Loading bays are to the rear and side elevations. Extensive parking, 108 spaces to the frontage side and rear where there is potential for expansion.

ACCOMMODATION

Ground Floor - 22,012 sq.ft.

First Floor - 6,924 sq.ft.

Mezzanine - 593 sq.ft.

SERVICES

All mains services are connected including three phase electricity. Heating is via a heat exchange system with air conditioning units to the office areas.

It is the purchasers responsibility to verify that all services are suitable for their requirements.

RATING

It is currently listed as having a rateable value of £130,000. From April 2026 this will increase to £143,000.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.



TENURE

Freehold

PRICE

On application.

FOR FURTHER INFORMATION

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