



MASTERPLAN



Frontier Park's on-site amenities will include a Euro Garages service area incorporating petrol filling station, several drive thru's and a convenience store. Planning permission has been granted for a 150 bed hotel and Conference/Banqueting Centre.

LOCATION

Frontier Park is located two miles east of Blackburn centre and immediately adjacent to Junction 6, M65, with direct access to Whitebirk Roundabout and Whitebirk Drive, the town's premier employment area.

The M65 is the primary economic corridor through East Lancashire linking Blackburn with the M6 and M61 at Bamber Bridge to the south of Preston some 11 miles distant and to Burnley, 10 miles to the east. The M66 is approximately 11 miles away via the M65 and A56. This provides excellent access to M60/M62, and the Greater Manchester conurbation.



SAT NAV:  
BB1 3HR

FURTHER INFORMATION

Units are available on a leasehold basis, please contact the joint letting agents for further information.

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DRIVE TIMES

Burnley	9.4 miles	15 mins
Preston	16.7 miles	25 mins
Heysham Port	59.8 miles	1 hour 42 mins
Liverpool City Centre	43.9 miles	1 hour 2 mins
Liverpool Airport	52.2 miles	59 mins
Liverpool Docks	40.7 miles	49 mins
Manchester City Centre	30.5 miles	47 mins
Manchester Airport	45.2 miles	47 mins
M61 (Jct 9)	10.9 miles	12 mins
M6 (Jct 29)	12.3 miles	13 mins
M55	19.1 miles	20 mins
M66 (Jct 1)	17.0 miles	19 mins
M62 (Jct 18)	23.2 miles	25 mins



TO LET  
BRAND NEW  
SELF CONTAINED  
INDUSTRIAL  
MANUFACTURING UNITS  
FROM 18,950 SQ FT -  
135,310 SQ FT



@FRONTIERPARK

J6 M65 BLACKBURN BB1 3HR

ON SITE AMENITIES



WWW.FRONTIERPARK.COM

@frontierparkM65

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## UNIT 1 135,310 SQ FT

## UNIT 2, 3 &amp; 4 80,000 SQ FT

Frontier Park is a new mixed use development with planning consent for c.1m sq ft of industrial and warehouse accommodation.

The 90 acre site has immediate access to J6, M65.

Speculatively built industrial/warehouse units are under construction and offer several unit sizes from 20,000 sq ft to 185,500 sq ft. Build to suit solutions are available from 100,000 sq ft to 400,000 sq ft. Frontier Park's on site amenities will include a Euro Garages service area incorporating petrol filling station, several drive thru's and a convenience store.

Pioneer Court is the next phase of development with Unit 1 - 135,310 sq ft available from March 2019. Units 2, 3 and 4 will be available June 2019.



## ACCOMMODATION SCHEDULE

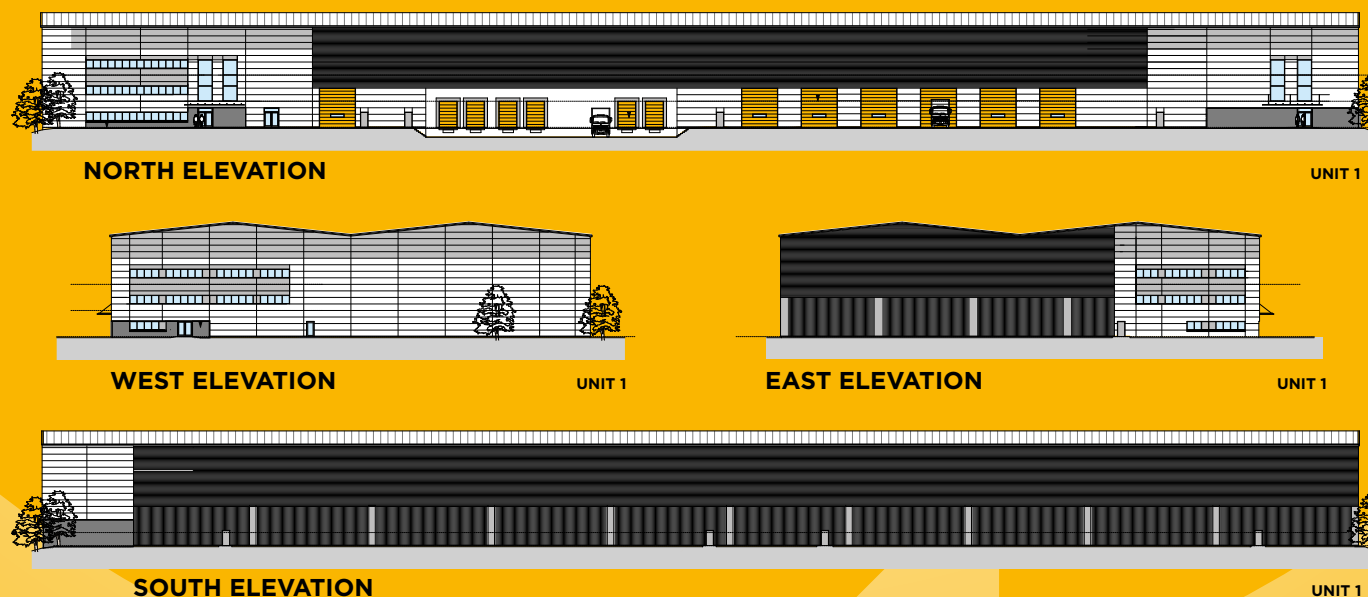
UNIT	WAREHOUSE	OFFICES	TOTAL
1	125,860 SQ FT (11,692 SQ M)	9,450 SQ FT (878 SQ M)	135,310 SQ FT (1,257 SQ M)

\*Available to split to provide unit sizes from 46,000 sq ft

## UNIT 1 SPECIFICATION

Eaves Height of 12.5m	Self Contained Secure Yard	50 kN Floor	6 Dock Level & 7 Level Access Loading Doors	Up to 50m Yard Depth
Category A Offices	Capable of Sub-division	500 kVA Power Supply	Car Parking 1:1,000	Additional 65 Car Parking Spaces

## UNIT 1 ELEVATIONS



## ACCOMMODATION SCHEDULE

UNIT 2	GROUND FLOOR WAREHOUSE 30,000 SQ FT (2,787 SQ M)
UNIT 3	GROUND FLOOR WAREHOUSE 30,000 SQ FT (2,787 SQ M)
UNIT 4	GROUND FLOOR WAREHOUSE 20,000 SQ FT (1,858 SQ M)

## UNITS 2, 3 &amp; 4 SPECIFICATION

Eaves Height of 9m	Self Contained Secure Yard	35 kN Floor	Level Access Loading Doors	Up to 25m Yard Depth	Car Parking 1:1,000

## UNITS 2, 3 &amp; 4 ELEVATIONS

