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COMMERCIAL PROPERTY

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Property details

Major New Mixed Use Commercial Development

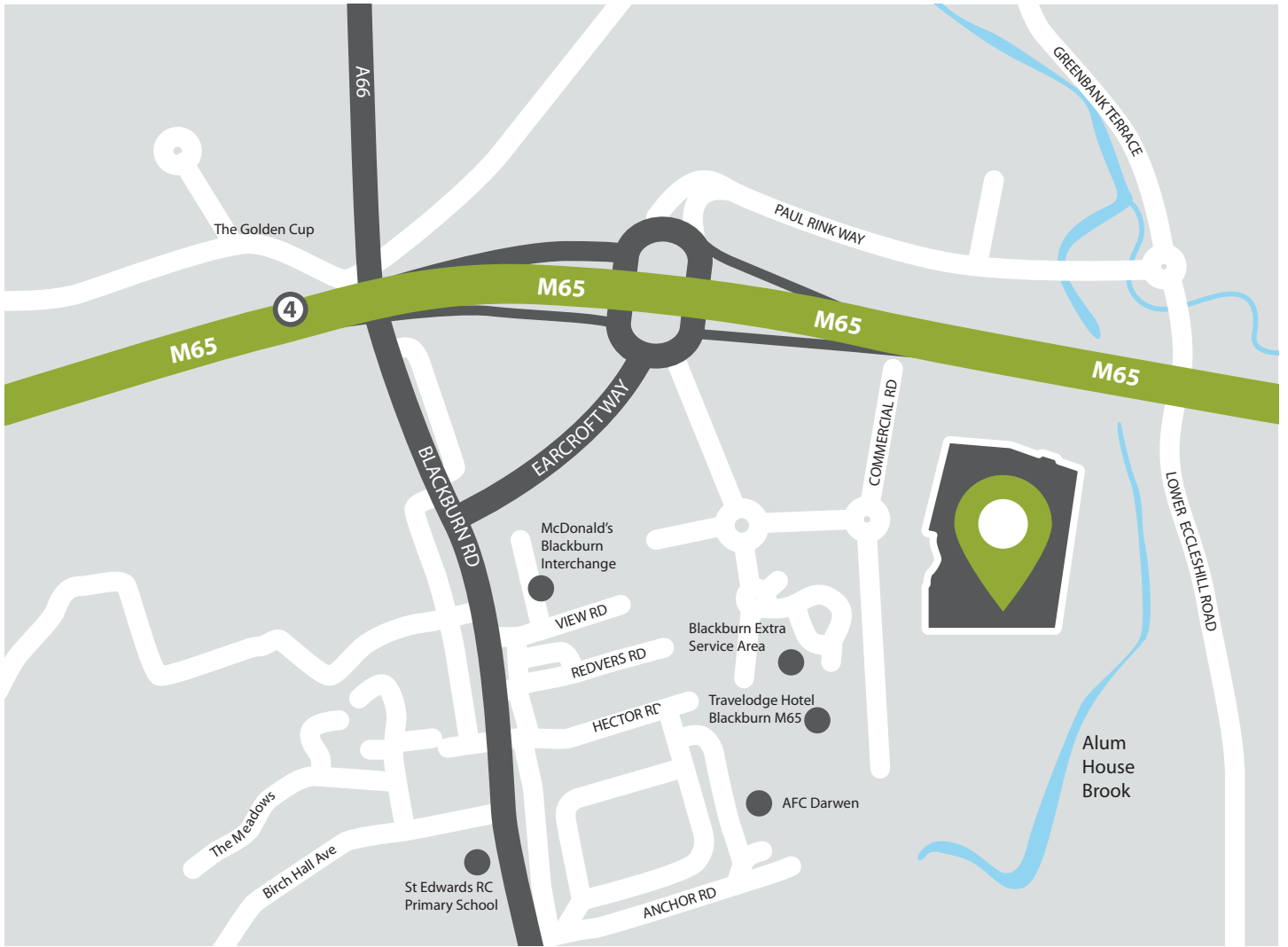
Tower Business Park

Commercial Road,
Blackburn
Interchange,
BB3 0FG



- Highly prominent site – J4 M65
- Industrial/trade counter units

- Car dealership/roadside use
- Retail/non-food retail units



LOCATION

Tower Business Park is situated at junction 4 of the M65 motorway, 5 miles from junction 9 of the M61 and junction 29 of the M6, and 6 miles from the M66.

The M65 motorway provides a backbone through Lancashire. Junction 4 of the M65 has an annual daily flow of 21,001 vehicles.

In addition to the high volume of traffic, the site also benefits from the Blackburn Interchange/Darwen Services, which includes a Travelodge Hotel, Petrol Filling Station, McDonalds, Costa Coffee and Co-operative Food.

The local area also includes office developments, Arkwright Court and Anchor Court and Blackburn Interchange Trade Park.



ACCOMMODATION

Units ranging in size from **1,500 sq ft** and speculative trade counter/warehouse units, which will range in size from **2,000 sq ft** to **14,000 sq ft**.

All units will be available by way of a new full repairing and insuring lease. Consideration will be given for a sale of the retail/leisure plots, on a long leasehold (virtual freehold) basis.

INDICATIVE SCHEME LAYOUT



DESCRIPTION

Tower Business Park is an 8 acre, mixed use development site, and offers a unique opportunity for occupiers to have a building, designed and constructed to meet all their specific requirements, affording the ability to accommodation flexibility, to ensure both immediate and future needs are satisfied.

The highly prominent development will comprise a mix of speculative construction, with starter units ranging in size from 1,500 sq ft and speculative trade counter/warehouse units, which will range in size from 2,000 sq ft to 14,000 sq ft.

Each unit will benefit from a clear headroom of 7 metre eaves, including drive-in loading bays and dedicated car parking. Units will be built to a shell specification, including all main services, and office fit out and bespoke specification packages are available on request.

The non-speculative element of the development is available for a variety of uses, including retail, business, car showroom, office and leisure accommodation, subject to planning