



SUMMARY

- Dedicated yard & parking provisions
- Roller shutter door for convenient access
- Prominent & established trade park location
- Ancillary office accommodation

DESCRIPTION

Unit 1 at Waterfall Trade Park is a substantial industrial / trade counter unit providing approximately 13,083 sq ft of versatile accommodation. The property combines a large open-plan workshop/warehouse area with integrated two-storey office and ancillary accommodation, making it suitable for a wide range of industrial, trade, and distribution occupiers.

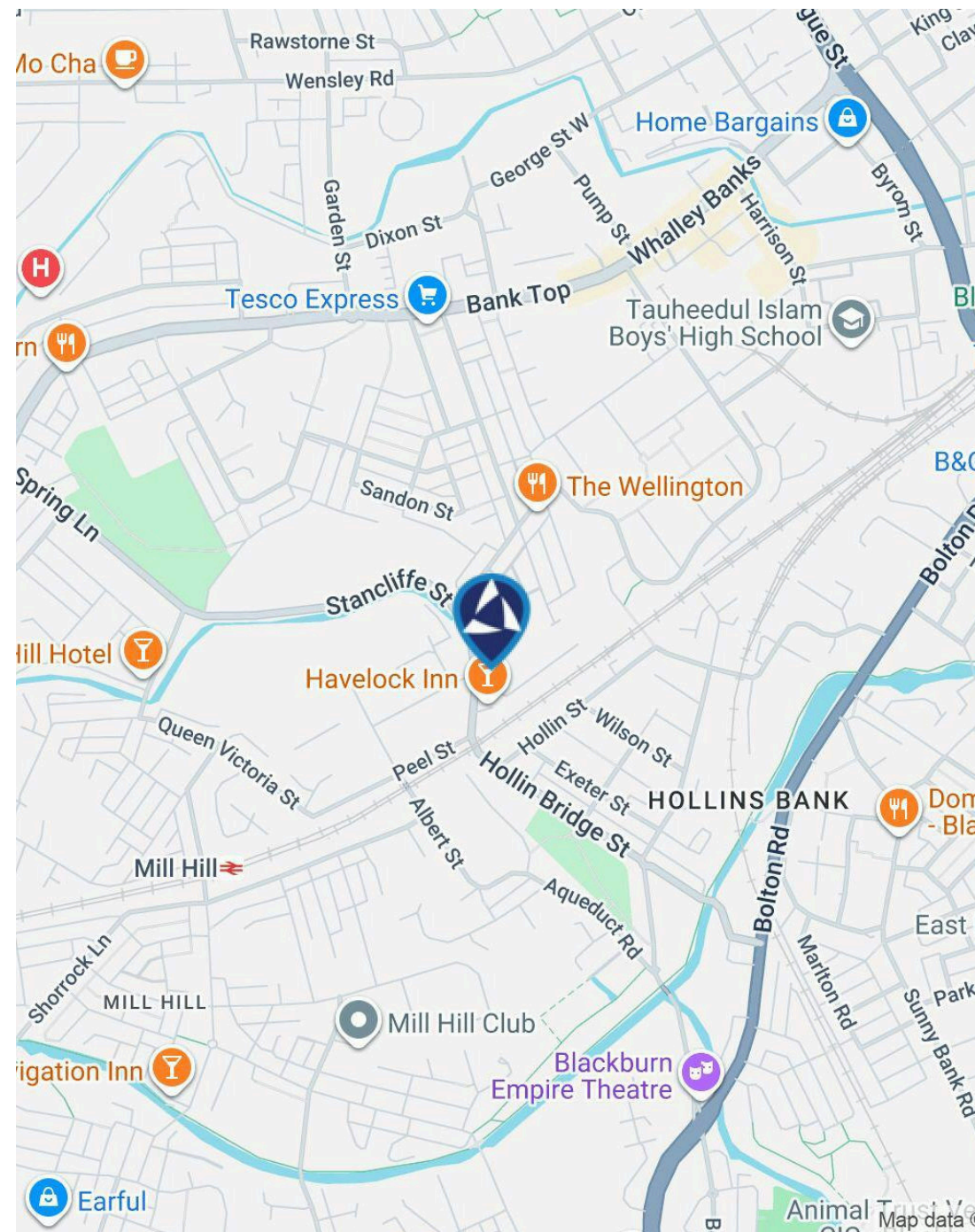
The workshop benefits from excellent natural light, good eaves height, roller shutter access, and robust servicing, while the office areas are well-presented and ideal for administration, showroom, or customer-facing functions. Externally, the unit is supported by dedicated loading and parking provision, offering a practical and efficient operational layout.



LOCATION

Waterfall Trade Park is located on Stancliffe Street, approximately one mile south-west of Blackburn town centre. The estate enjoys excellent road connectivity, with Junctions 3 and 4 of the M65 motorway within close proximity, providing direct access to Preston, Burnley, and the wider North West motorway network.

The area is an established industrial and trade location, home to a range of regional and national occupiers, making it an ideal base for businesses requiring strong transport links and a proven commercial environment.



Unit 1 - Waterfall Trade Park



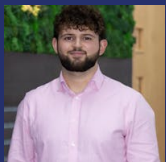
AVAILABILITY

NAME	SQ FT	SQ M	RENT	SERVICE CHARGE	AVAILABILITY
Building - Ground	13,083	1,215.45	£6,541 /month	£1,635 /month	Available
Total	13,083	1,215.45			

VAT

Applicable. VAT is applicable

TO ARRANGE A VIEWING, PLEASE CONTACT



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