



bucks^haw village

Chorley | Lancashire | PR7 7DW

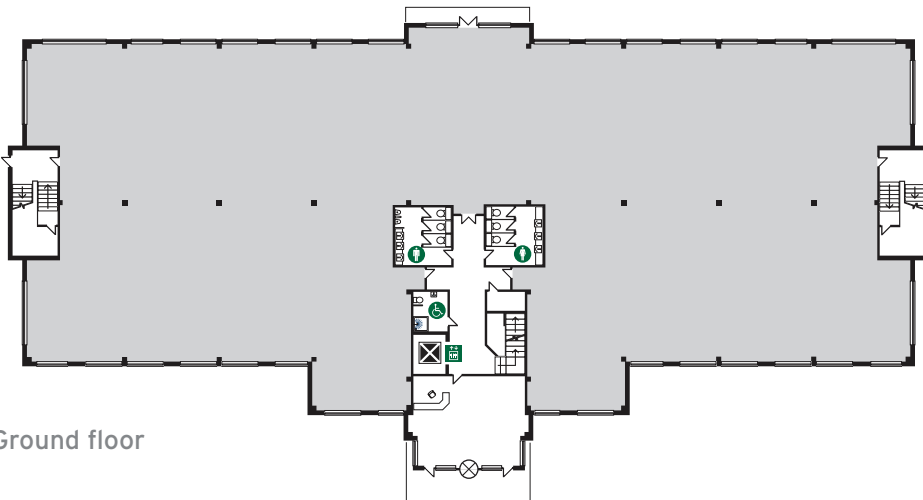
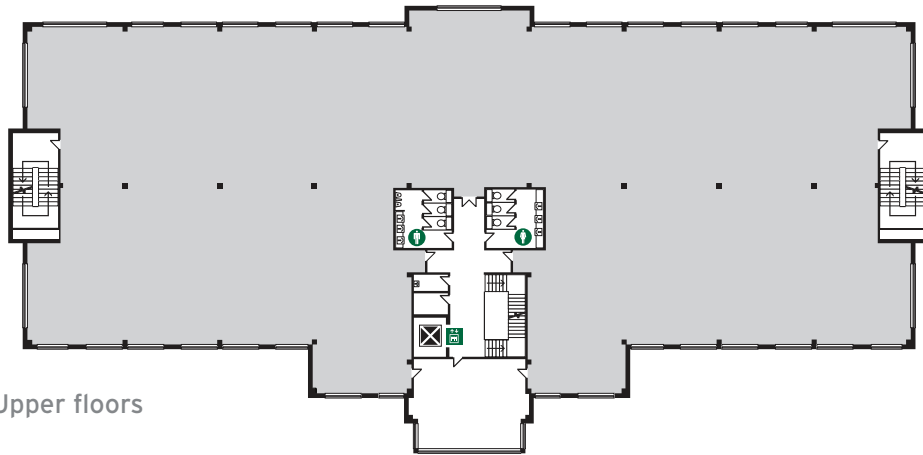
proposed **NEW** office development totalling **131,500 sq ft** (12,217 sq m)

typical specification

Individual office buildings of 21,200 sq ft (1,970 sq m) and 33,950 sq ft (3,152 sq m) set in a beautiful landscaped environment.

- VRV Heating and Cooling Ventilation
- Fully Accessible Raised Floors
- Contract Quality Carpet Tiles
- Triple Compartment Floor Outlet Boxes
- Suspended Ceilings
- Modular LG7 Lighting
- Fully Tiled Male and Female Toilets
- Disabled Persons' Toilet and Shower
- Large Capacity Passenger Lifts
- Ample On-Site Car Parking
- Secure 24-hour Access
- Option for Bespoke Internal Fit-Out

Typical floor plates (larger buildings A&D)



Floor plans are not drawn to scale and are indicative only



buckshawvillage is one of the largest mixed-use schemes to be undertaken in the North West and will feature a combination of new homes, employment, retail and leisure facilities close to the established towns of Chorley and Leyland. A new railway station is planned adjacent to the development with park and ride facilities and connections to Preston, Manchester City Centre and Manchester Airport.

The development will comprise five new 3 storey Grade A office buildings strategically located between the primary shopping centre including Tesco

supermarket and the new railway station. Consideration would be given to amending the current development proposal to construct a building to meet occupiers' specific accommodation requirements.

The overall development of Buckshaw Village will include an extensive range of leisure, community and sporting facilities together with pubs, restaurant, a hotel and a new primary school and bus service.





buckshawvillage

a thriving and expanding, mixed-use development,
the ideal location for your business



site plan



building schedule

BUILDING A	33,950 SQ FT	3,154 SQ M	BUILDING D	33,950 SQ FT	3,154 SQ M
BUILDING B	21,200 SQ FT	1,970 SQ M	BUILDING E	21,200 SQ FT	1,970 SQ M
BUILDING C	21,200 SQ FT	1,970 SQ M	TOTAL NO. CAR PARKING SPACES:	473	

TOTAL NET 131,500 SQ FT 12,217 SQ M



