



BUCKSHAW PARKWAY

BRAND NEW OFFICE DEVELOPMENT



NEW OFFICE DEVELOPMENT FROM: **21,820, 23,175 & 34,280 sq.ft.** (2,027, 2,153 & 12,830 SQ M)

BRAND NEW OFFICE ACCOMMODATION

Buckshaw Parkway is situated on one of the largest mixed-use schemes to be undertaken in the North West and features a combination of new homes, employment, retail, leisure and sporting facilities together with pubs, restaurants and primary school close to the established towns of Chorley and Leyland. Buckshaw Parkway railway station is adjacent to the development with 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 local shopping centre including Tesco supermarket and railway station.

The development is perfectly located for business throughout the North West and beyond. Access to both the national (M6 Junction 28) and regional (M61 Junction 8) motorway network are both within a few minutes drive-time.

Buckshaw Parkway Railway station provides services to Preston, Bolton, Manchester City Centre and Manchester Airport. The development is also served by local bus services to the surrounding areas.

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



SINGLE FLOORS THROUGH TO WHOLE BUILDINGS

The images show existing office fit-outs by Orbit Developments





BUCKSHAW PARKWAY

BRAND NEW OFFICE DEVELOPMENT



A THRIVING AND EXPANDING MIXED-USE DEVELOPMENT

Individual office buildings of **21,820, 23,175 & 34,280 sq.ft.** set in a landscaped environment

(2,027, 2,153 and 3,185 sq.m.)

Typical Specification:

- VRV Heating and Cooling
- 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' Toilets and Showers
- Large Capacity Passenger Lift
- Ample On-Site Car Parking
- Secure 24-hour Access
- Option for Bespoke Internal Fit-Out



Great local amenities
on your doorstep



1 minute
to nearest bus stop



12 minutes
to Preston station



20 minutes
to Bolton station



45 minutes
to MCR Piccadilly



8 minutes
to JNC8 M61



10 minutes
to JNC28 M6



40 minutes
to MCR Airport



BUCKSHAW PARKWAY

Central Avenue

To M6

TESCO



To M61

HUNGRY HORSE



PLUMB CENTER

MERLIN

RUNSHAW COLLEGE

utiligroup
An ESG Company

Euxton Lane

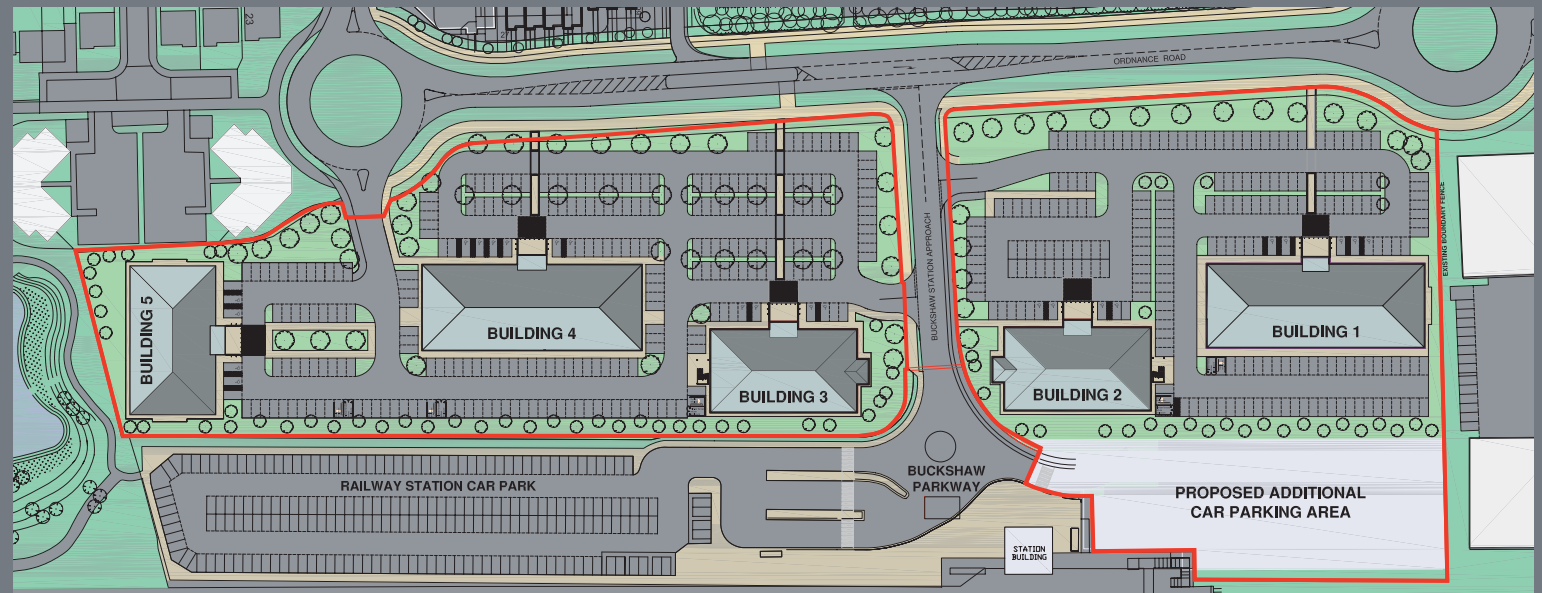
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BUCKSHAW AMENITIES



BUCKSHAW
PARKWAY





BUCKSHAW
PARKWAY

Orbit
Developments
A MEMBER OF THE EMERSON GROUP
01204 673100
www.orbit-developments.co.uk

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