

**FOR SALE / TO LET**  
MODERN HIGH BAY  
DISTRIBUTION WAREHOUSE  
**FROM 97,439 SQ FT TO 208,000 SQ FT**  
(9,052 SQ M TO 19,324 SQ M)



MATRIX PARK | 9 WESTERN AVENUE | **CHORLEY** | PR7 7NB

**EXTENSIVE FIT OUT**



# DESCRIPTION

The property is a 2005 built high bay distribution warehouse extending to approximately **207,554 sq ft (GIA)** which includes **110,115 sq ft** of mezzanine over 3 floors.

## DESCRIPTION

## SPECIFICATION

## ACCOMMODATION

## SITE

## MATRIX PARK

## LOCATION

## FURTHER INFORMATION



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# SPECIFICATION

DESCRIPTION

The property benefits from the following features:

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Approx 17.25m  
eaves height



Enclosed canopy  
loading area



30m depth secure  
loading yard



Three storey offices  
of 12,432 sq ft (13%  
on the base area)



3 levels of  
mezzanine



44 parking  
spaces



Goods lifts for  
access to the  
mezzanine floors



Warehouse lighting,  
heating and sprinkler  
system



2 dock levellers  
and 5 level  
access doors



Security  
gatehouse



# ACCOMMODATION

The property provides the following Gross Internal Floor Areas measured in accordance with the RICS Property Measurement (2nd Edition):

Unit	Floor	Floor Area (sq ft)
Warehouse	GF	79,922
Office	GF / 1F / 2F	12,432
Mezzanine	1F	36,705
Mezzanine	2F	36,705
Mezzanine	3F	36,705
Canopy	GF	5,085
<b>TOTAL</b>		<b>207,554</b>

The site has a total area of approximately 4.04 acres (1.95 hectares).

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# MATRIX PARK

DESCRIPTION

The property is situated on Western Avenue, offering access to the A49, which subsequently leads to the M6 motorway.

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MATRIX PARK

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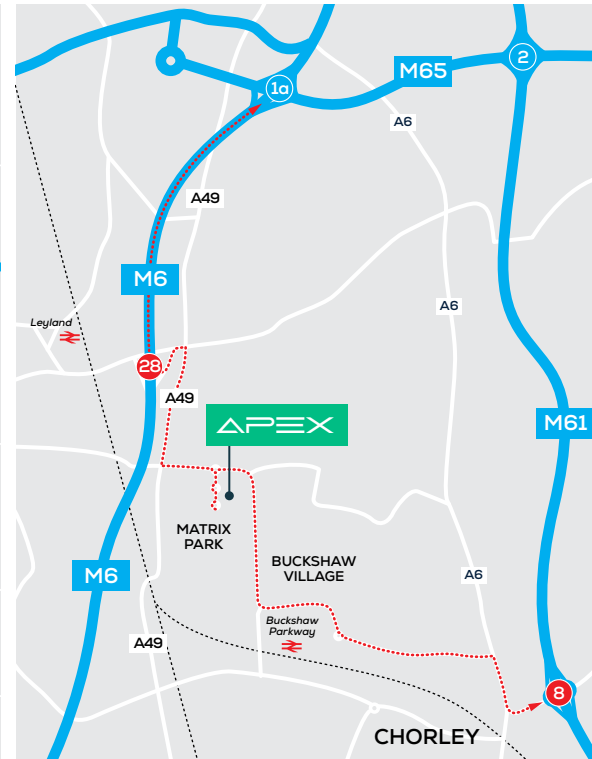
It lies within the Matrix Park area, forming the northern part of Buckshaw Village, strategically positioned between the M6 and M61 motorways.

Matrix Park and Buckshaw village have attracted high profile occupiers including Waitrose, Baxi, Parcelforce, Royal Mail, Kimberley Clarke, Vernacare, Pet Foods, TVS and Conair.

Buckshaw Village is a 202-hectare (500-acre) mixed-use development, incorporating commercial spaces at Buckshaw Link and Matrix Park, alongside approximately 2,000 new residential units, a hotel, a Tesco supermarket and the Buckshaw Parkway railway station, which provides convenient links to both Preston and Manchester City Centre.



MATRIX PARK | 9 WESTERN AVENUE | CHORLEY | PR7 7NB



## LOCATION

Situated just off the M61 motorway, Matrix Park is a premier business park in the heart of Chorley, Lancashire.

Offering a range of modern office spaces and industrial units, the park is designed to cater to businesses of all sizes, from startups to large enterprises.

The location benefits from excellent transport links, with easy access to major roads and public transport, making it an ideal hub for both local and national operations. Surrounded by scenic countryside, Matrix Park provides a peaceful yet connected environment for businesses to thrive.

With a growing range of amenities, including cafes and retail outlets, Matrix Park ensures that companies and their employees enjoy a productive and comfortable working environment. Additionally, the park is home to a variety of leading tech, industrial, and commercial companies, fostering a dynamic and collaborative atmosphere.



## CONNECT



Motorway Junction	Driving Distance	Driving Time
M6 Junction 28	1.2 miles	5 mins
M65 Junction 1A	2.9 miles	6 mins
M61 Junction 8	3.0 miles	8 mins

City	Driving Distance	Driving Time
Preston	7.5 miles	15 mins
Blackburn	11.5 miles	20 mins
Bolton	17 miles	28 mins
Manchester	26 miles	35 mins
Liverpool	31 miles	40 mins

Station	Driving Distance	Driving Time
Buckshaw Parkway	1.6 miles	7 mins
Chorley	4.0 miles	12 mins
Leyland	1.9 miles	8 mins
Preston	7.5 miles	18 mins

Airport	Driving Distance	Driving Time
Manchester Int'l	33 miles	35 mins
Liverpool JL	31.5 miles	40 mins
Leeds Bradford	55 miles	75 mins

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## DISPOSAL TERMS

The property is available on a new lease or by way of a long leasehold disposal.



## VAT

VAT will be applicable.

## LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

## RATES

Upon application to the letting agents.

## EPC

The property has an EPC rating of B (50). A copy of the available Energy Performance Certificate is available on request.

## CONTACTS

For further information and to arrange an inspection, please contact the agents below.



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