



buckshawvillage

Chorley | Lancashire | PR7 7DW

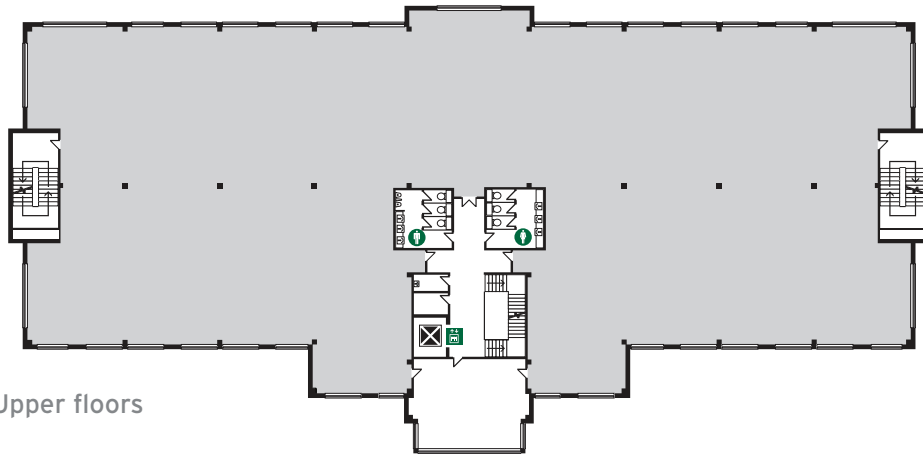
proposed **NEW** office development totalling **131,500 sq ft** (12,217 sq m)

typical specification

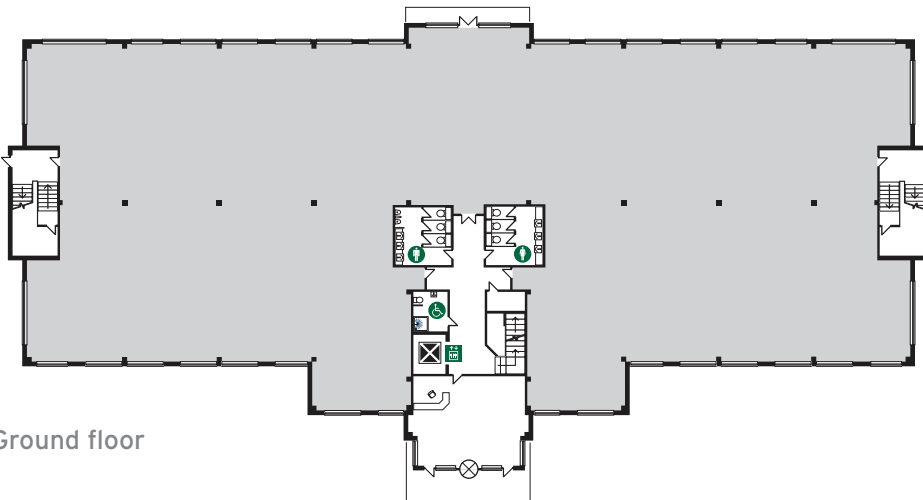
Individual office buildings of 21,200 sq ft (1,970 sq m) and 33,950 sq ft (3,152 sq m) set in a beautiful landscaped environment.

- 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)



Upper floors



Ground floor

Floor plans are not drawn to scale and are indicative only



Images show existing offices by Orbit Developments



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.

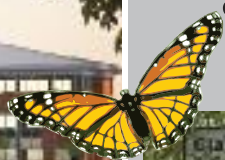
The overall development of Buckshaw Village will include an extensive range of leisure, community and sporting facilities together with pubs, restaurant, a hotel and a new primary school and bus service.





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

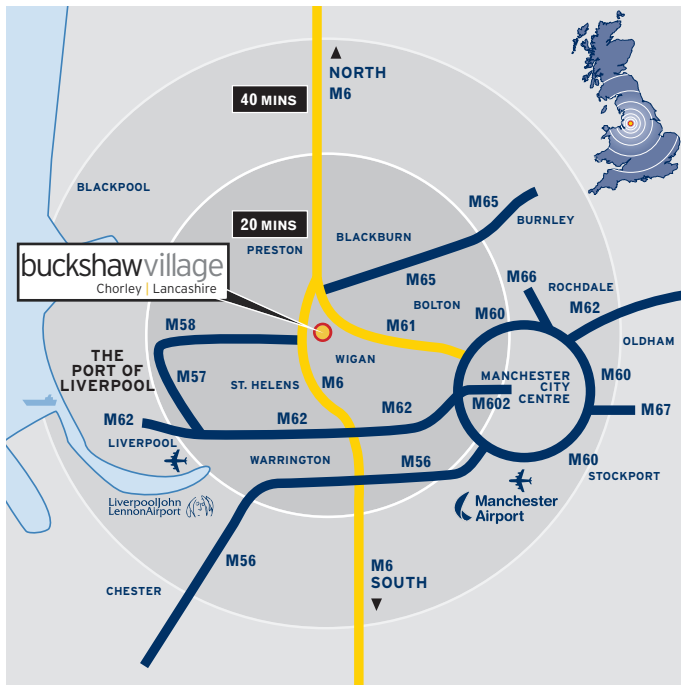


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SAT NAV: PR7 7DW

MOTORWAY NETWORK



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 opened in October 2011. It now provides direct services to Preston, Manchester City Centre and Manchester Airport. The development will also be served by local bus services to the surrounding towns.



DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales.

Terms & Conditions: The accommodation is available on new fully repairing and insuring leases for a term of years to be agreed.

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