

Buckshawlink

J28 M6 / J8 M61 Buckshaw Village Chorley **Lancashire**

Industrial • Trade Counter • Warehouse

Units from **6,418 to 21,079 sq ft** (596.3 - 1,958.3 sq m)

Quality you can afford...





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THE DEVELOPMENT

Buckshaw Link is a highly prestigious development set on 11 acres adjacent to The Revolution, Lancashire's prime industrial / distribution location. The development comprises 20 brand new warehouse / industrial units built to the highest specification.

The scheme forms part of the successful Buckshaw Village development, which, with over 500 acres forms one of the largest mixed use projects in the North West – including over 2,000 new homes, business space, hotel and a new district centre. The new railway station connecting Chorley to Manchester Airport and the centre of Manchester is on-site. A new Tesco superstore and petrol station is opposite the development which opened in early 2011.

THE BENEFITS

- High profile frontage to main road – potential for trade counter
- New Tesco superstore opposite
- Low density high quality landscaped environment
- High quality infrastructure
- Strategic location between junction 8 of the M6 and junction 28 of the M6
- Close proximity to large residential areas for skilled and unskilled labour
- Wide range of leisure, sporting amenities and community district centre within Buckshaw Village
- New railway station serving Preston and Manchester city centre and airport

'High quality units at affordable prices'







TOWARDS PRESTON

M6

Junction 28

TOWARDS BIRMINGHAM

M6

Lancashire Enterprise Park

Leyland

Matrix Park

Central Avenue

Dawson Lane

Buckshaw Village

TESCO

Railway Station

Kimberly-Clark

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CONAIR

WOLSELEY

GA
Golden Acres

MULTIPART

Buckshaw Avenue

A6

Euxton Lane

Manchester Railway Line

M61

TOWARDS PRESTON

Junction 8

Chorley North Industrial Estate

M61

TOWARDS MANCHESTER

UNIT SPECIFICATION

- 37.5 KN/sq m reinforced concrete floor with power float finish
- 8.5m minimum eaves height
- Electrically operated level access doors
- Ample yard and parking provision
- High specification fully fitted offices
- Mains services
- Covered cycle racks
- Recycled materials and sustainable features throughout
- Secured environment perimeter fully fenced and gated
- Full fit out packages available including warehouse heating and lighting

TENURE & AVAILABILITY

The units are available on standard institutional leases on a full repairing and insuring basis.

Rent upon application.

ACCOMMODATION SCHEDULE

For an up to date availability and occupier list please check our online accommodation schedule at www.buckshawlink.co.uk/availability

Further information including detailed plans are available via download from www.buckshawlink.co.uk/download

MASTER PLAN



TESCO Superstore



LOCATION

Directions from junction 8 M61

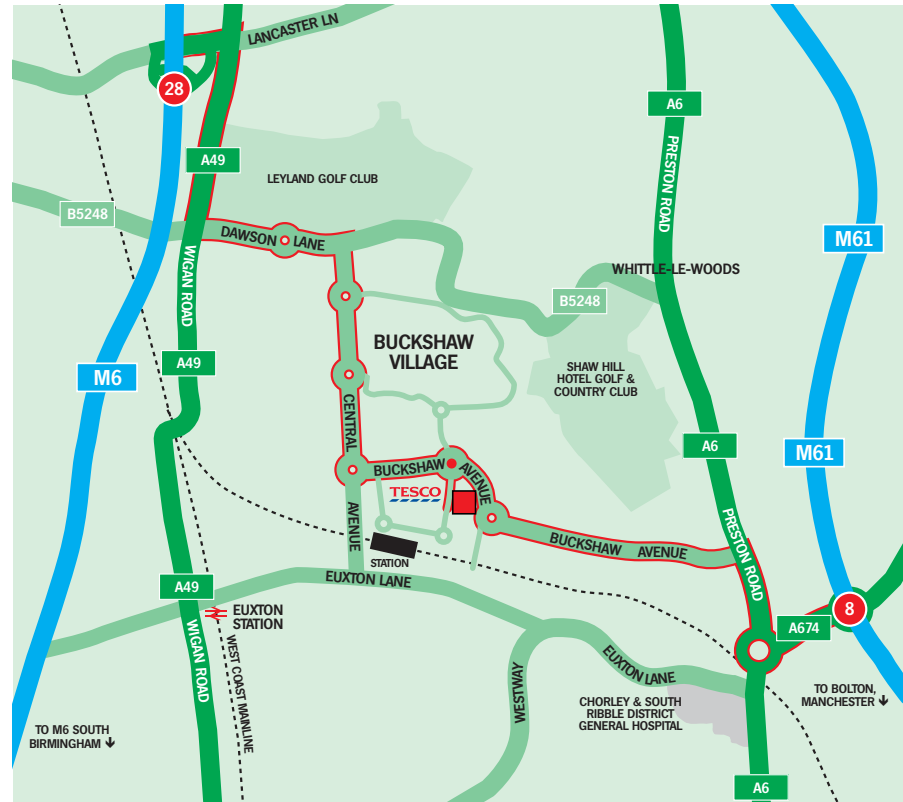
Exiting at junction 8 and heading west towards Chorley, at the first roundabout take the third exit signposted A6 north (Preston Road). At the next set of traffic lights turn left into Buckshaw Avenue, Chorley. The scheme is accessed off the second roundabout.

Directions from junction 28 M6

Exit at junction 28 onto Leyland Way heading east. At the first set of traffic lights turn right onto the A49 (Wigan Road). At the next set of traffic lights turn left (signed M61/B5248) into Buckshaw Village. Proceed over one roundabout and at the next set of traffic lights continue into Central Avenue. At the third roundabout turn right onto Ordnance Road after Buckshaw Avenue which leads into Buckshaw Link, Chorley.

Address for SAT NAV: Postcode **PR7 7EL**

OS grid ref SD578196 Lat 53.4030 Long 2.3921



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VIEWING

For further information or to arrange an appointment to view the scheme please contact the letting agents Nick Kos at Bailey Deakin & Hamiltons or Daniel Burn at Jones Lang LaSalle.

www.buckshawlink.co.uk



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