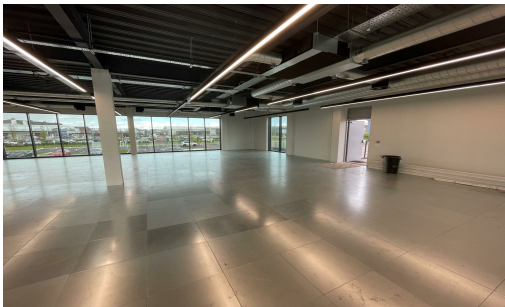


Building 2, Buckshaw Office Village, Chorley, PR7 7EY

**TO LET**



# TO LET

Use - Office

Size - 5,200 - 7,352 Sq ft

Rent - From £18.25 psf

- Brand New Office Building
- Set within landscaped environment
- Adjacent to Buckshaw Parkway Railway Station
- Thriving and expanding mixed use development



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Building 2, Buckshaw Office Village, Chorley, PR7 7EY

### Location

Buckshaw Village is 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 two new primary schools 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 is perfectly located for business throughout the North West and beyond with access to both the national (M6 Junction 28) and regional (M61 Junction 8) motorway network, both within a few minutes drive time.

The development is also served by local bus services to the surrounding towns.

### Description

The development will comprise five new 3 storey grade A office buildings strategically located between the local shopping centre, including Tesco Supermarket and the Railway Station.

Building 2 is shortly to be completed and the specification of the premises will include the following :

- \*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 toilet and shower
- \*Large capacity passenger lift
- \*Ample on site parking
- \*Secure 24 hour access
- \*Option for bespoke internal fit out

### Accommodation

Ground Floor Suites From 5,200 to 7,352 sq.ft

### Rental

From £18.25 psf

### Lease Terms

A minimum 5 year lease on effective full repairing and insuring terms.

### Service Charge

A service charge is levied on occupiers within the development. Further details on request

### Building Insurance

The Landlord to insure the building and recharge to occupiers. Further details on request

### Rating

To be assessed upon occupation

### Legal Costs

Each party to be responsible for their own legal costs.

### VAT

VAT is applicable

### Services

All mains services will be available to the individual office suites.

### EPC

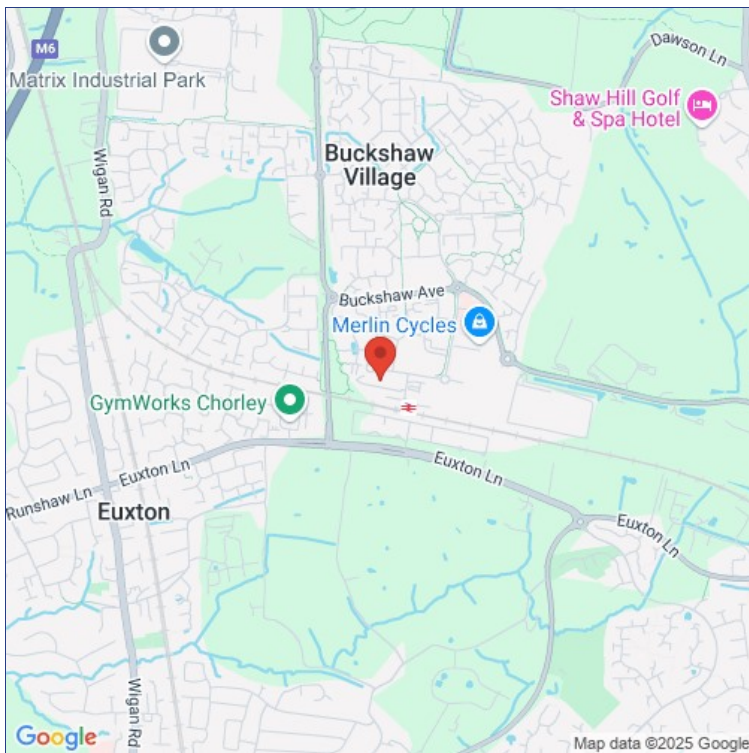
An EPC will be available on completion of the premises, although we anticipate that it will be constructed to up to date environmental standards and have a high assessment.

### Planning

Office use under Class EG(i) of the Town and Country Planning (Use Classes) Order.

### Viewing

Strictly through sole agents  
Taylor Weaver  
(Neil Weaver)  
01257 204900

**Building 2, Buckshaw Office Village, Chorley, PR7 7EY**[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are 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; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.