

unit f

BUCKSHAW LINK ■ BUCKSHAW VILLAGE ■ CHORLEY ■ LANCASHIRE ■ PR7 7EL

CANMOOR



Modern Industrial / Warehouse Unit 14,713 sq ft (1,366.9 sq m) **TO LET**

- Close proximity to Buckshaw Parkway train station
- High specification fully fitted office
- Strategic location between M61 J8 & M6 J28
- Minimum eaves height of 8.5m
- Two electrically operated level access doors
- Ample yard and parking provision

CHORLEY

buckshaw link

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ACCOMMODATION

Buckshaw Link provides a generous and sustainable environment for manufacturing, warehousing and distribution.



CHORLEY



SPECIFICATION



37.5KN/M² REINFORCED
CONCRETE FLOOR
(POWER FLOAT FINISH)



6-8M MINIMUM CLEAR
HEIGHT TO UNDERSIDE
OF HAUNCH



ELECTRICALLY OPERATED
LEVEL ACCESS DOORS



AMPLE YARD AND
PARKING PROVISION



HIGH SPECIFICATION
FULLY FITTED OFFICES



MAINS
SERVICES



COVERED
CYCLE RACKS



RECYCLED MATERIALS &
SUSTAINABLE FEATURES



SECURED ENVIRONMENT
PERIMETER
(fully fenced and gated)



FULL FIT OUT PACKAGES
AVAILABLE
(incl. warehouse lighting & heating)

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DESCRIPTION

Unit F benefits from a high quality specification, including the following:

- Minimum eaves height of 8.5m
- Two electrically operated level access doors
- Ample yard and parking provision
- High specification fully fitted offices
- 37.5kN/m² reinforced concrete floor
- Minimum haunch height 7.5m

	sq ft	sq m
Ground Floor Reception	604	56.1
1st Floor Offices	1,556	144.6
Warehouse	12,553	1,166.2
Total	14,713	1,366.9

LOCATION

Buckshaw Link Business Park is situated close to the centre of Buckshaw Village on the edge of Chorley. The development has excellent access to junction 8 of the M61 & junction 28 of the M6 motorways and Buckshaw Parkway railway station is immediately behind the park.

DEMOGRAPHICS



12.3% of people in the local area are employed in the manufacturing sector



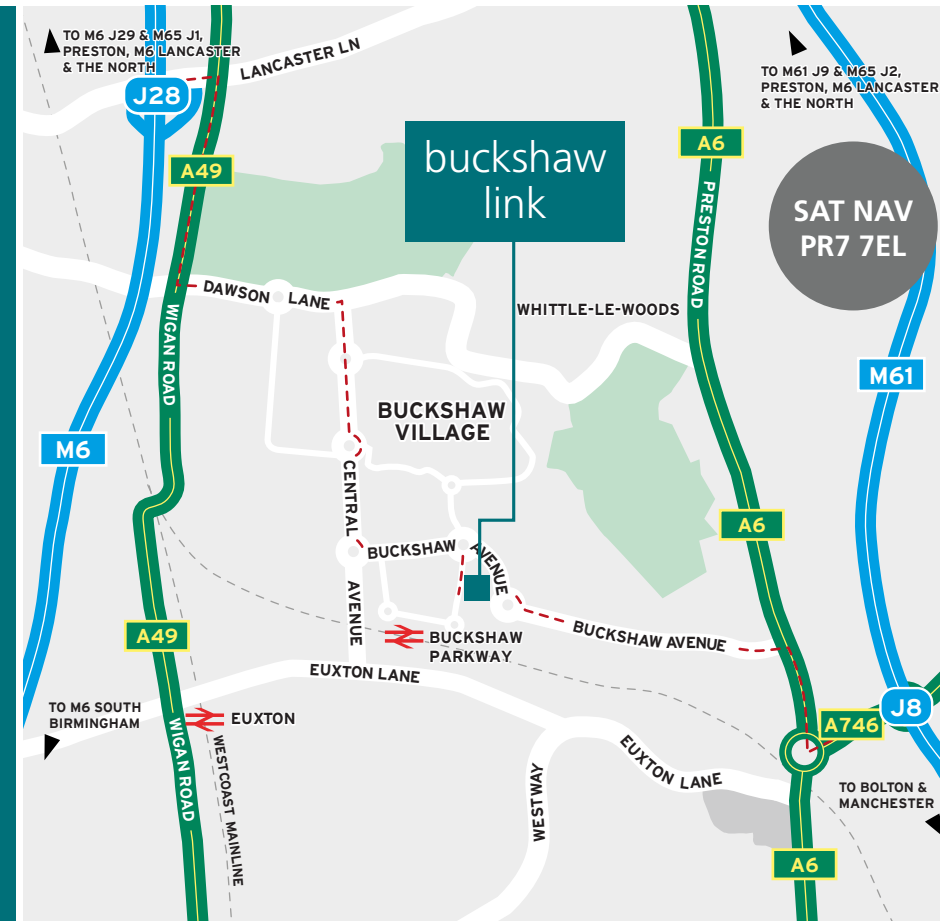
23,272 people in Lancashire work within the transport and storage sector



879,000 people live within a **10 mile radius** of the unit



95.7% of the local population are educated to NVQ1 and above, **8% higher than average**



FURTHER INFORMATION

For further information on available units please contact the joint agents:



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