

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/M<sup>2</sup> 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/m<sup>2</sup> 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
<b>Total</b>	<b>14,713</b>	<b>1,366.9</b>

## 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



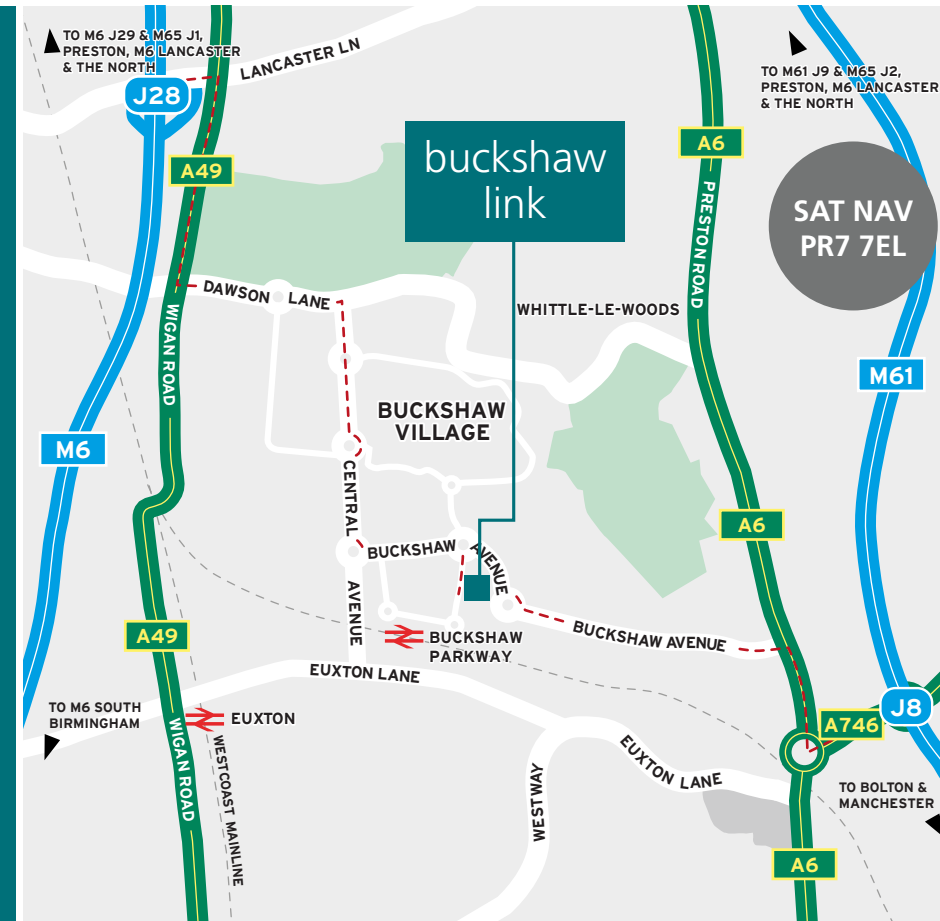
**23,272** people in Lancashire work within the transport and storage sector



**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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