

BUCKSHAW VILLAGE OFFICE PARK

CHORLEY | LANCASHIRE | PR7 7DW



Proposed **NEW** Office Development Totalling:

131,500 SQ FT (12,217 SQ M)

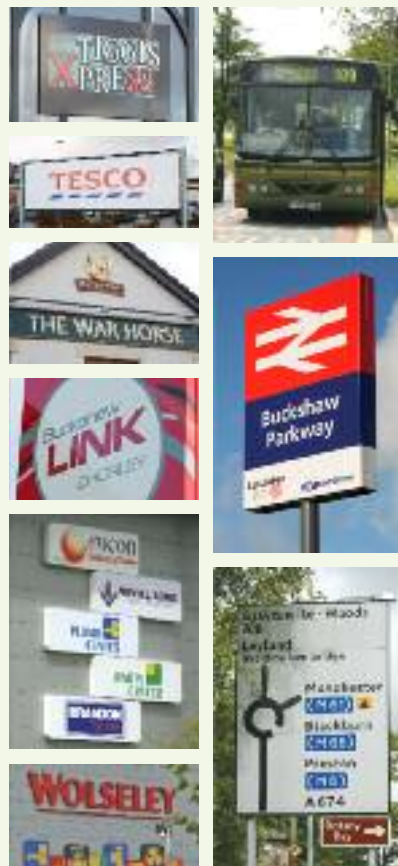
Orbit
Developments



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 a new primary school 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 will comprise five new 3 storey Grade A office buildings strategically located between the local shopping centre including Tesco supermarket and railway station. Consideration would be given to amending the current development proposal to construct a building to meet occupiers' specific accommodation requirements.



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 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.



PERFECTLY LOCATED FOR BUSINESS



BUCKSHAW VILLAGE

OFFICE PARK



Typical Specification: Individual office buildings of **21,200 sq ft** and **33,950 sq ft**

- VRV Heating and Cooling
- Fully Accessible Raised Floors
- Contract Quality Carpet Tiles
- Triple Compartment Floor Outlet Boxes

A THRIVING AND EXPANDING MIXED-USE DEVELOPMENT



(1,970 sq m and 3,154 sq m) set in a landscaped environment

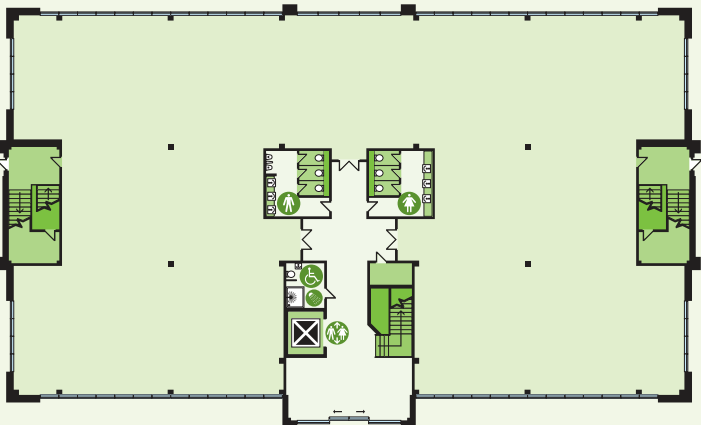
- Suspended Ceilings
- Modular LG7 Lighting
- Fully Tiled Male and Female Toilets
- Disabled Persons' Toilet and Shower
- Large Capacity Passenger Lift
- Ample On-Site Car Parking
- Secure 24-hour Access
- Option for Bespoke Internal Fit-Out

THE IDEAL LOCATION FOR YOUR BUSINESS

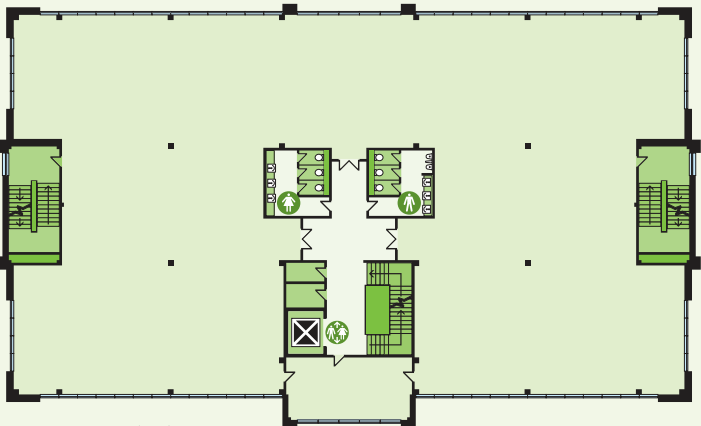


Typical Floor Plans (Building D)

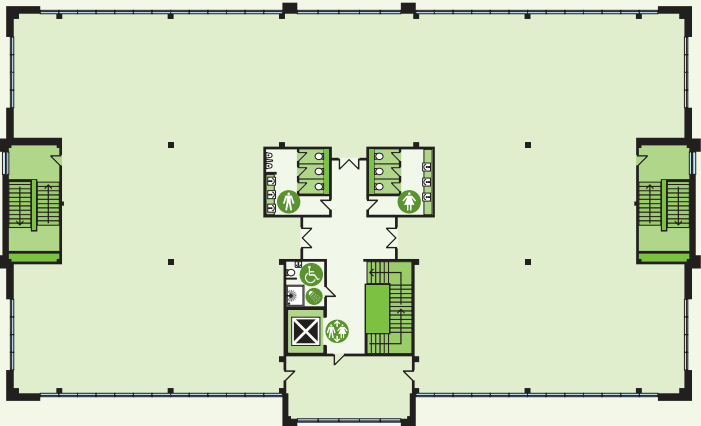
Ground Floor



First Floor



Second Floor



Building Schedule:

Building A	21,200 sq ft	1,970 sq m
Building B	33,950 sq ft	3,154 sq m
Building C	21,200 sq ft	1,970 sq m
Building D	21,200 sq ft	1,970 sq m
Building E	33,950 sq ft	3,154 sq m
Total No. Car Parking spaces:		463

**TOTAL NET 131,500 sq ft
12,217 sq m**

Motorway **M61** J8
 ← Chorley **A6**
 Bolton **A6**
 M'cr Airport **M61/M60/M56** ↗



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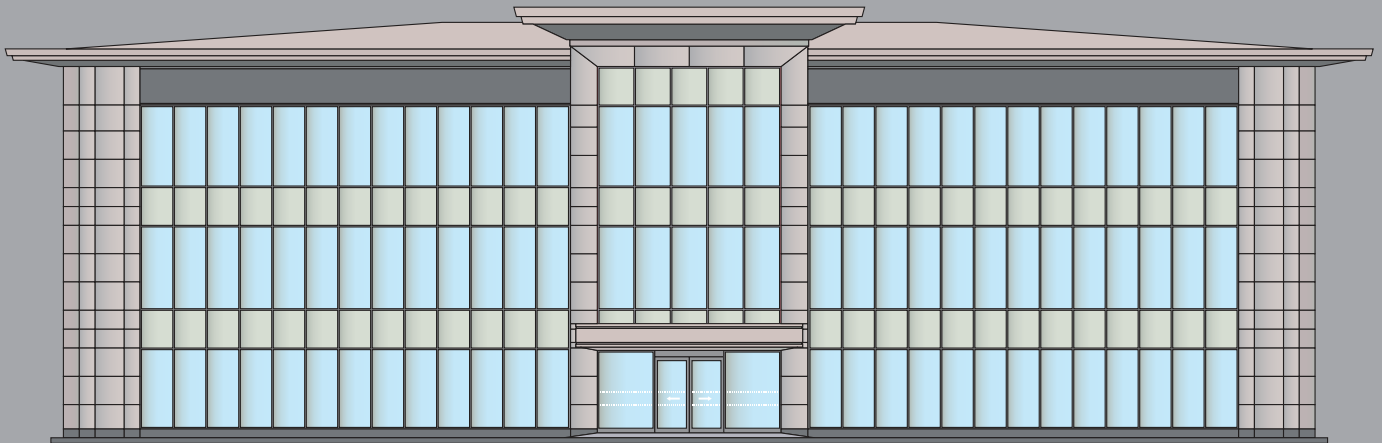
SITE PLAN / LOCAL AREA

BUCKSHAW VILLAGE

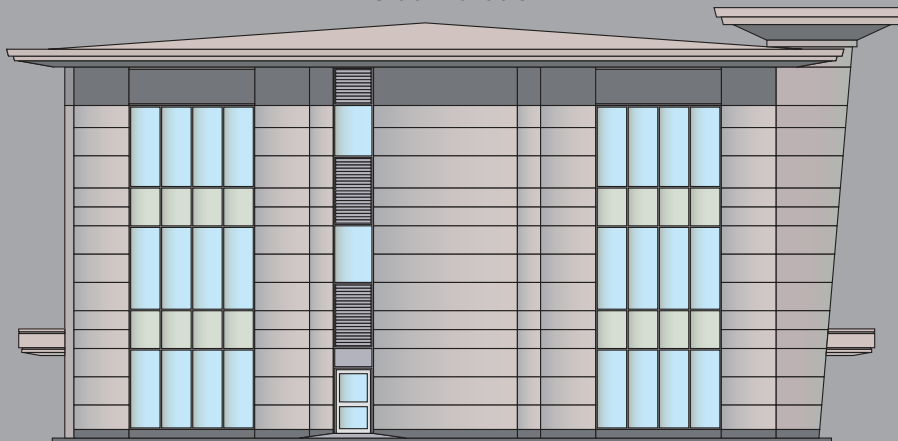
OFFICE PARK

Typical Elevations (Building D)

Front Elevation



Side Elevation



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The images throughout this brochure show existing offices by Orbit Developments