



BUCKSHAW
PARKWAY
BRAND NEW OFFICE DEVELOPMENT



THE PERFECT
NEW HOME FOR BUSINESS

A place where you can *express yourself*

Buckshaw Parkway is situated on 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 primary school close to the established towns of Chorley and Leyland.

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.



Reception finish



“WE ARE THRILLED TO BE PART OF CHORLEY’S VIBRANT BUSINESS LANDSCAPE WITH OUR NEW OFFICES AT BUCKSHAW PARKWAY. THE STRATEGIC LOCATION, EXCELLENT CONNECTIVITY, AND THE PROGRESSIVE DEVELOPMENT APPROACH ALIGN PERFECTLY WITH OUR COMPANY REQUIREMENTS. THE MOVE TO CHORLEY ALSO MATCHES OUR WILLINGNESS TO OFFER A MODERN WORKPLACE THAT OUR COLLEAGUES WILL BE PROUD OF AND HAPPY TO WORK FROM. WE LOOK FORWARD TO CONTRIBUTING TO THE LOCAL COMMUNITY AND BUILDING A SUCCESSFUL FUTURE IN CHORLEY.”

Tristan De Foucher,
MD European Operations at Cegedim



A blank floorplate *to fitted-out space*

Superb workspace
with quality
specification
throughout

**Buildings from:
21,820 sq.ft.
Floorplates from:
11,011 sq.ft.**



The flexible floorplates and modern workspaces offer a working environment that forms a pivotal part of your success story. Our office spaces are tailored to your specific needs, so you could choose a contemporary, yet cosy interior, a space where everything is. It's a space designed for everything—from informal meetings to catching up with colleagues or entertaining clients.

Parkway 1 - 11,011 - 33,917 SQ. FT.

(1,023 - 3,151 SQ. M.)

FINISHED FLOOR TO CEILING

Exposed services finish with flexibility to install a ceiling retrospectively if required:

- 3.6m with exposed soffit
- 2.7m with ceiling

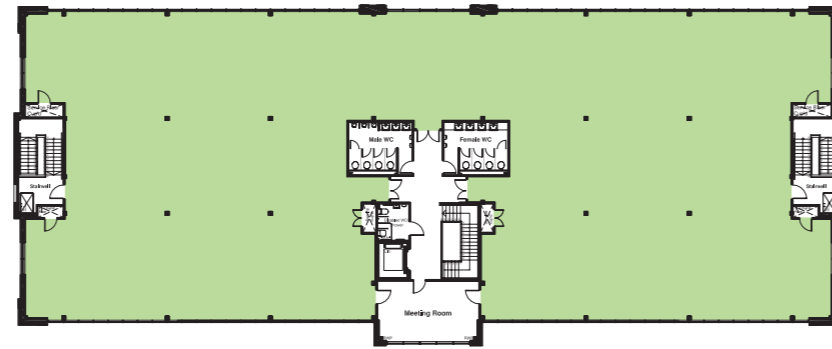
RAISED FLOOR ZONE - 150mm

FLOOR LOADINGS

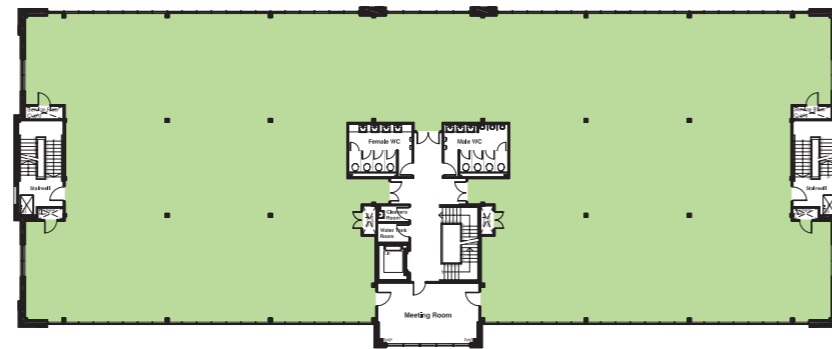
- 2.5kN/m² plus 1.0kN/m² general office imposed load
- 7.5kN/m² office storage load to 5% of floor area

OFFICE FINISHES

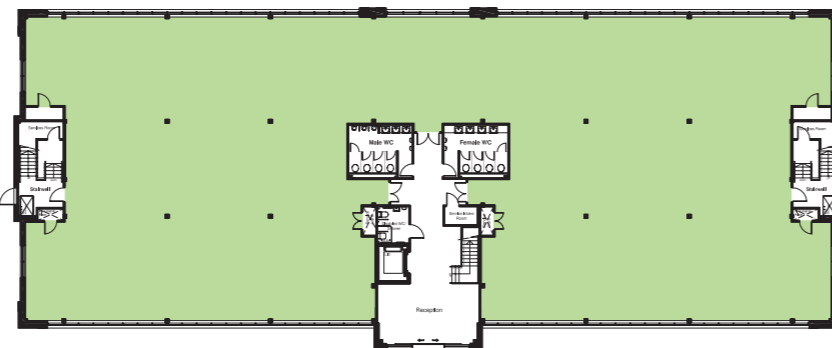
- Office Doors** - Veneer doors in painted frames and architraves
- Walls** - Dry lined with emulsion paint finish.
- Skirting** - MDF with satin paint finish
- Window cills** - MDF with satin paint finish
- Floors** - Contract quality carpet tiles laid on fully accessible medium grade raised floor system with clear void of nominally 120mm.
- Ceilings** - Suspended ceiling comprising 600 x 600 mm fissured tegular edge tiles in exposed grid.



Second Floor



First Floor



Ground Floor

Parkway 2 - 4,379 - 11,700 SQ. FT.

(407 - 1,087 SQ. M.)

EPC
A*

Parkway 1
EPC Rating A*

EPC
B*

Parkway 2
EPC Rating B*



VRF/AC
Heating and Cooling



Feature reception space
with passenger lift



24/7 Access



Superfast Broadband



Exposed Services or
Suspended Ceilings



Raised Floors with
underfloor buzz bar

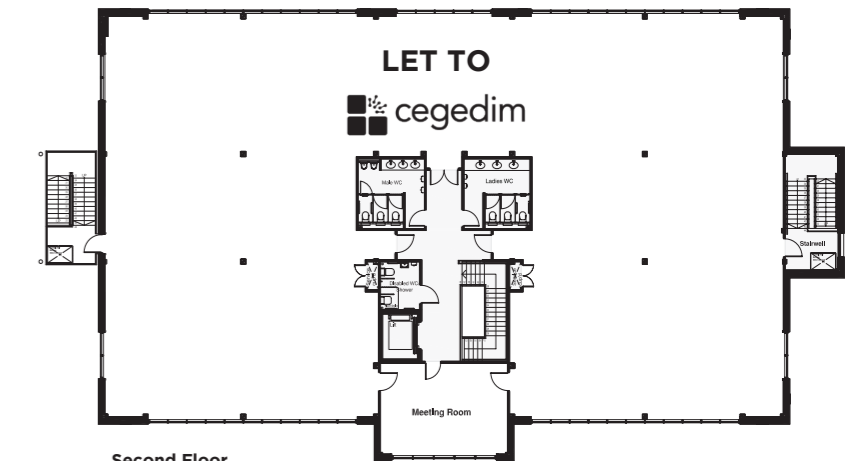


Option for Bespoke
Internal Fit-Out



LED lighting

BUILDINGS SPEC



Second Floor



First Floor



Ground Floor



A place with all the right *features and amenities*



Manchester Airport
Car: 33 miles, 40 minutes
Train: 1.15 hour



Liverpool John Lennon Airport
Car: 43 miles, 55 minutes
Train: 1.50 hour



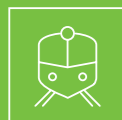
Junction 8 M61
Car: 2 miles, 6 minutes
Junction 28 M6
Car: 2.5 miles, 7 minutes



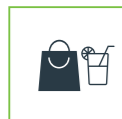
Manchester City Centre
Car: 26 miles, 50 minutes
Train: 45 minutes



Preston
Car: 9 miles, 25 minutes
Train: 16 minutes



Buckshaw > Preston = 15 mins
Buckshaw > Bolton = 25 mins
Buckshaw > MCR Piccadilly = 50 mins
Buckshaw > London Euston = 2.40 hrs



Great local amenities on your doorstep



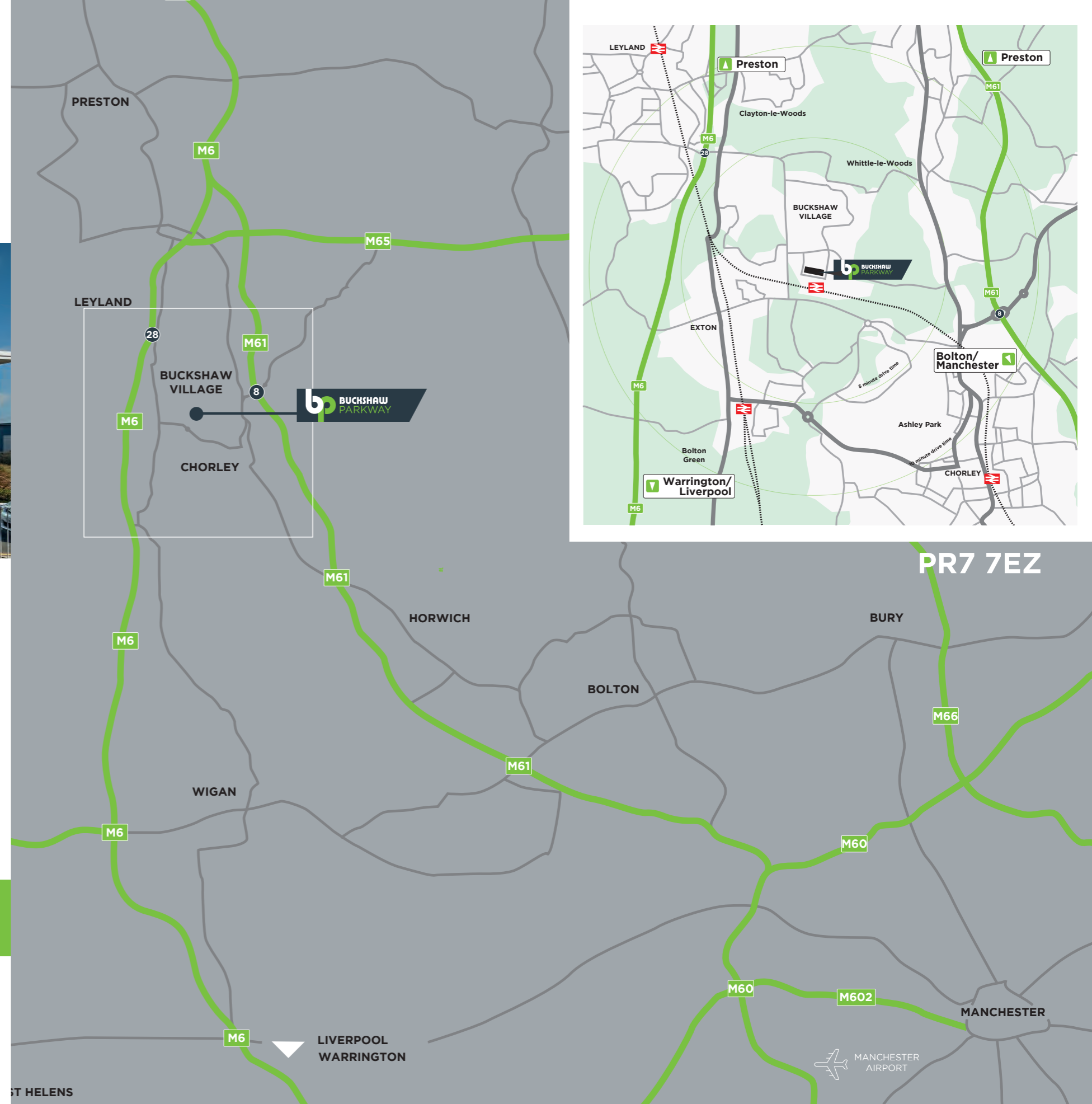
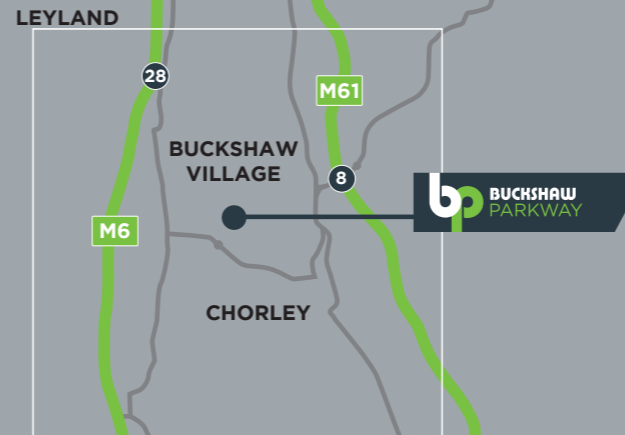
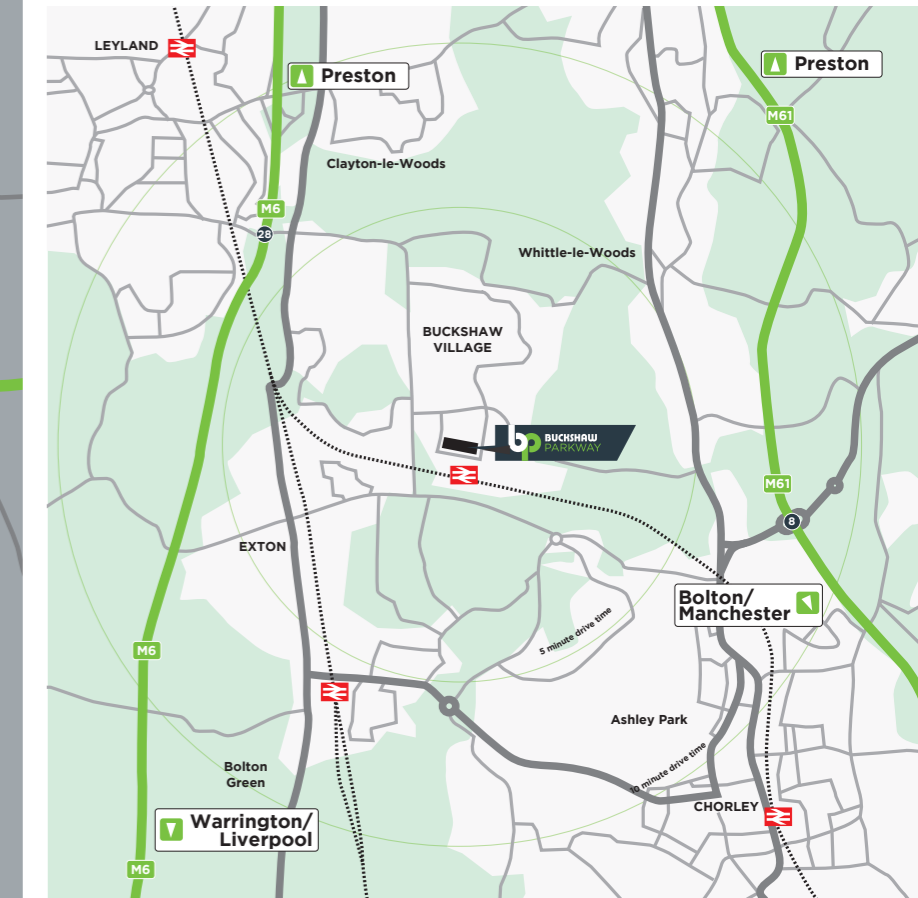
Ample On-Site Car Parking

A strategic *Location*



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 is adjacent to the development and provides connections to Blackpool, Preston, Bolton, Manchester City Centre and Manchester Airport. The development is also served by local bus services to the surrounding area.



PR7 7EZ





BUCKSHAW PARKWAY

Orbit
Developments

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