

■ **FOR SALE / TO LET**  
FOR LOGISTICS & DISTRIBUTION

■ **SITE PREPARATION WORKS**  
UNDERWAY AVAILABLE  
Q4 2023

■ **5 MINUTE DRIVE TO THE M6 & M65**  
MOTORWAYS AND 4 MILES  
FROM THE M61

■ **UNIT 2 - 28,000 SQ FT (2,601 SQ M)**  
**UNIT 3 - 36,000 SQ FT (3,530 SQ M)**  
**UNIT 4 - 33,000 SQ FT (3,065 SQ M)**

# PHASE II FARINGTON PARK.

**M6 LEYLAND PR26 6TB**



PR26 6TB ///class.relax.jaws

A project by  
**CaddickDevelopments.** | [caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)



PRESTON

LEYLAND TRUCKS

FDC LOGISTICS

AMAZON

ACCROL PAPERS

AMAZON

PARCELFORCE WORLDWIDE

MAN TRUCKS

YODEL

M65/J1 & M6/J29

TO M61

GLOBAL RENEWABLES

M6

MANCHESTER

ACCESS ROAD

ACCESS ROAD

PHASE II

CONNECT 6

Please enjoy a virtual tour of our site.



PR26 6TB





# INDIVIDUAL BUILDING SPECIFICATION

**2** UNIT 2 - 28,000 SQ FT  
25,000 SQ FT WAREHOUSE  
3,000 SQ FT OFFICE (FIRST FLOOR)



**10M**  
UNDERSIDE HAUNCH HEIGHT



**50 KN / M2**  
FLOOR LOADING



**6 TONNE**  
RACK LEG LOADING



**3**  
LEVEL ACCESS  
LOADING DOORS



**30M**  
YARD DEPTH  
(COULD EXTEND TO 48M ON REQUEST)



**300KVA**  
POWER SUPPLY

**3** UNIT 3 - 36,000 SQ FT  
33,000 SQ FT WAREHOUSE  
3,000 SQ FT OFFICE (FIRST FLOOR)



**10M**  
UNDERSIDE HAUNCH HEIGHT



**50 KN / M2**  
FLOOR LOADING



**6 TONNE**  
RACK LEG LOADING



**2**  
DOCK DOORS

**2**  
LEVEL ACCESS  
LOADING DOORS



**37M**  
YARD DEPTH



**300KVA**  
POWER SUPPLY

**4** UNIT 4 - 33,000 SQ FT  
30,000 SQ FT WAREHOUSE  
3,000 SQ FT OFFICE (FIRST FLOOR)



**10M**  
UNDERSIDE HAUNCH HEIGHT



**50 KN / M2**  
FLOOR LOADING



**6 TONNE**  
RACK LEG LOADING



**3**  
LEVEL ACCESS  
LOADING DOORS

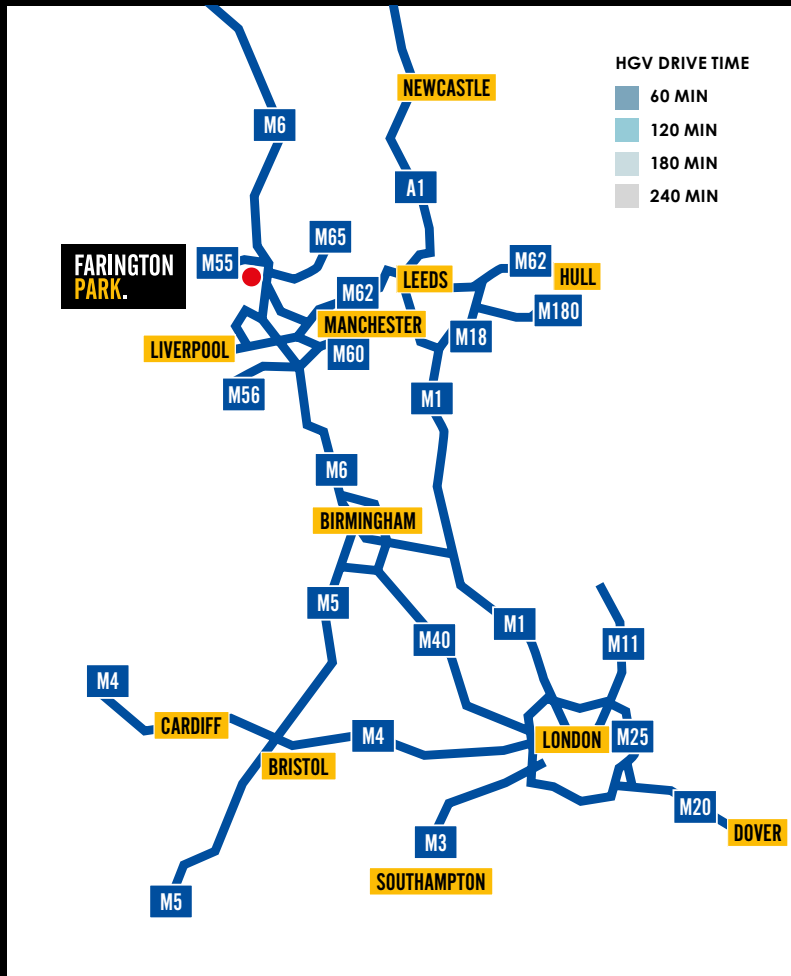


**30M**  
YARD DEPTH

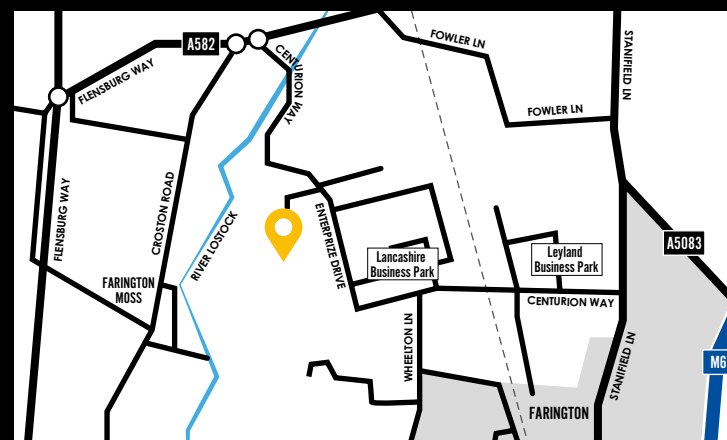
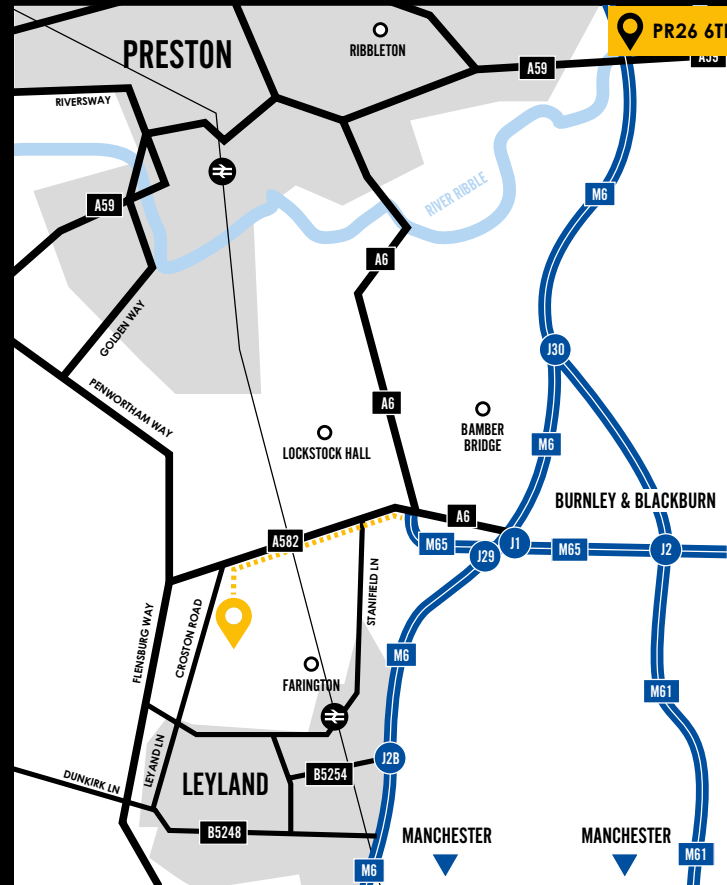


**300KVA**  
POWER SUPPLY

# LOCATION



CITY	DRIVE TIME	DISTANCE
MANCHESTER	47 MINS	30 MILES
LIVERPOOL	58 MINS	35 MILES
LEEDS	1 HOUR 12 MINS	65 MILES
HULL	2 HOURS 16 MINS	121 MILES
BIRMINGHAM	1 HOUR 54 MINS	105 MILES
BRISTOL	3 HOURS 12 MINS	187 MILES
LONDON	4 HOURS 7 MINS	228 MILES



## EMPLOYMENT CATCHMENT

3.5 million people of employment age are within a 45 minute drive of the scheme



## AVERAGE WEEKLY EARNINGS

£484.90 pw compared to North West average of £524 pw and £577 pw for UK



## EMPLOYMENT IN MANUFACTURING

10.5% compared to the North West average of 8.5% and 8% for the UK



## EMPLOYMENT IN TRANSPORTATION & STORAGE

6.1% compared to the North West average of 5.8% and 5% for UK

Source ONS/ NOMIS

# PHASE II FARINGTON PARK.

M6 LEYLAND

## TERMS

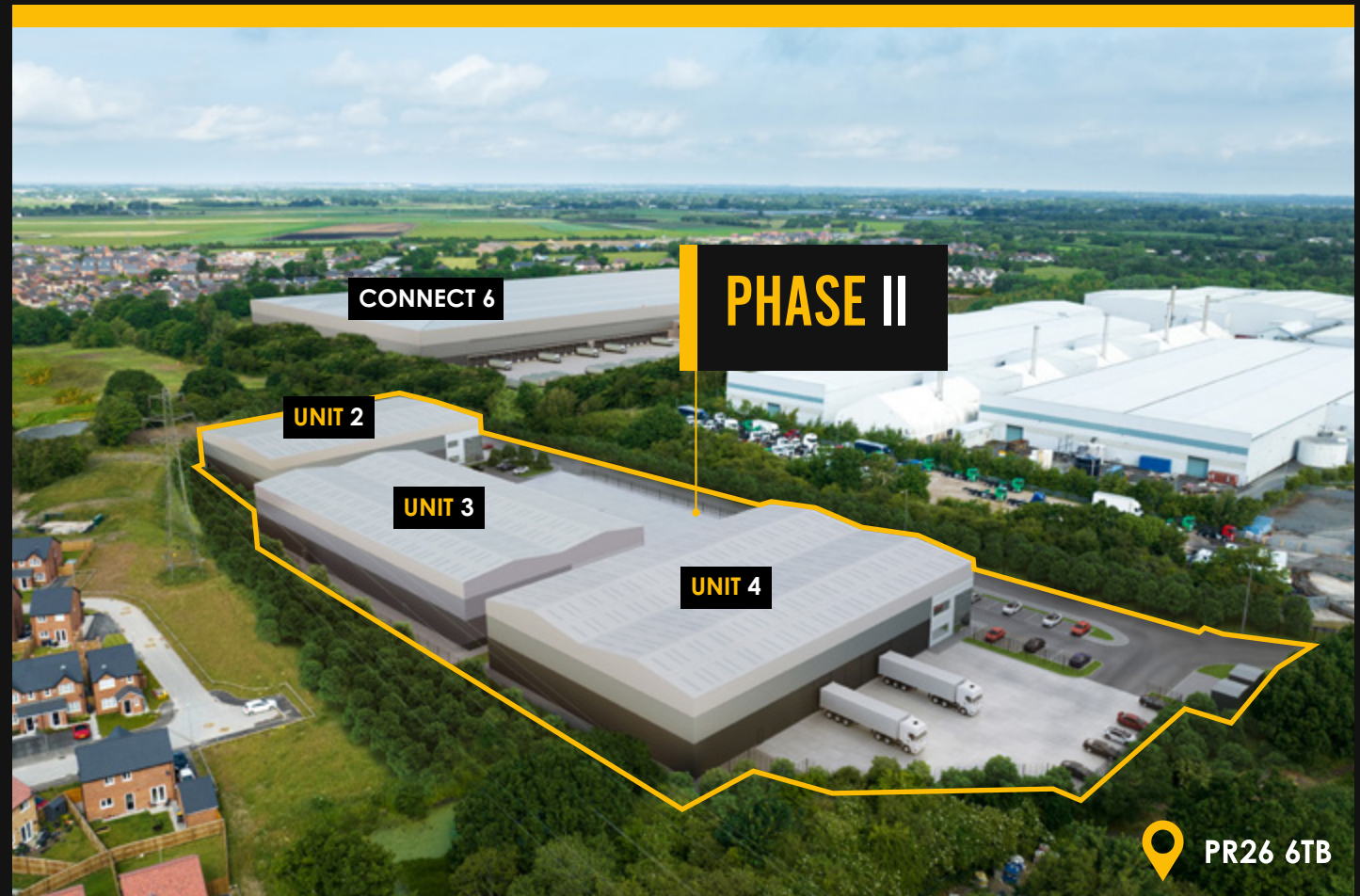
The premises are available To Let on new FRI leases subject to terms to be agreed. Alternatively, the premises are available For Sale. Bespoke packages are available.

## VIEWINGS & SITE VISITS

By appointment only with the joint agents.

[FARINGTONPARK.CO.UK](http://FARINGTONPARK.CO.UK)

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