

■ **SITE PREPARATION WORKS
UNDERWAY AVAILABLE**

📅 **2022**

■ **TO LET FOR LOGISTICS &
DISTRIBUTION**

■ 📄 **5 MILES FROM THE M6 & M65
MOTORWAYS AND 4 MILES
FROM THE M61**

■ **97,000 SQ FT SCHEME
PROPOSED 3 UNITS:**

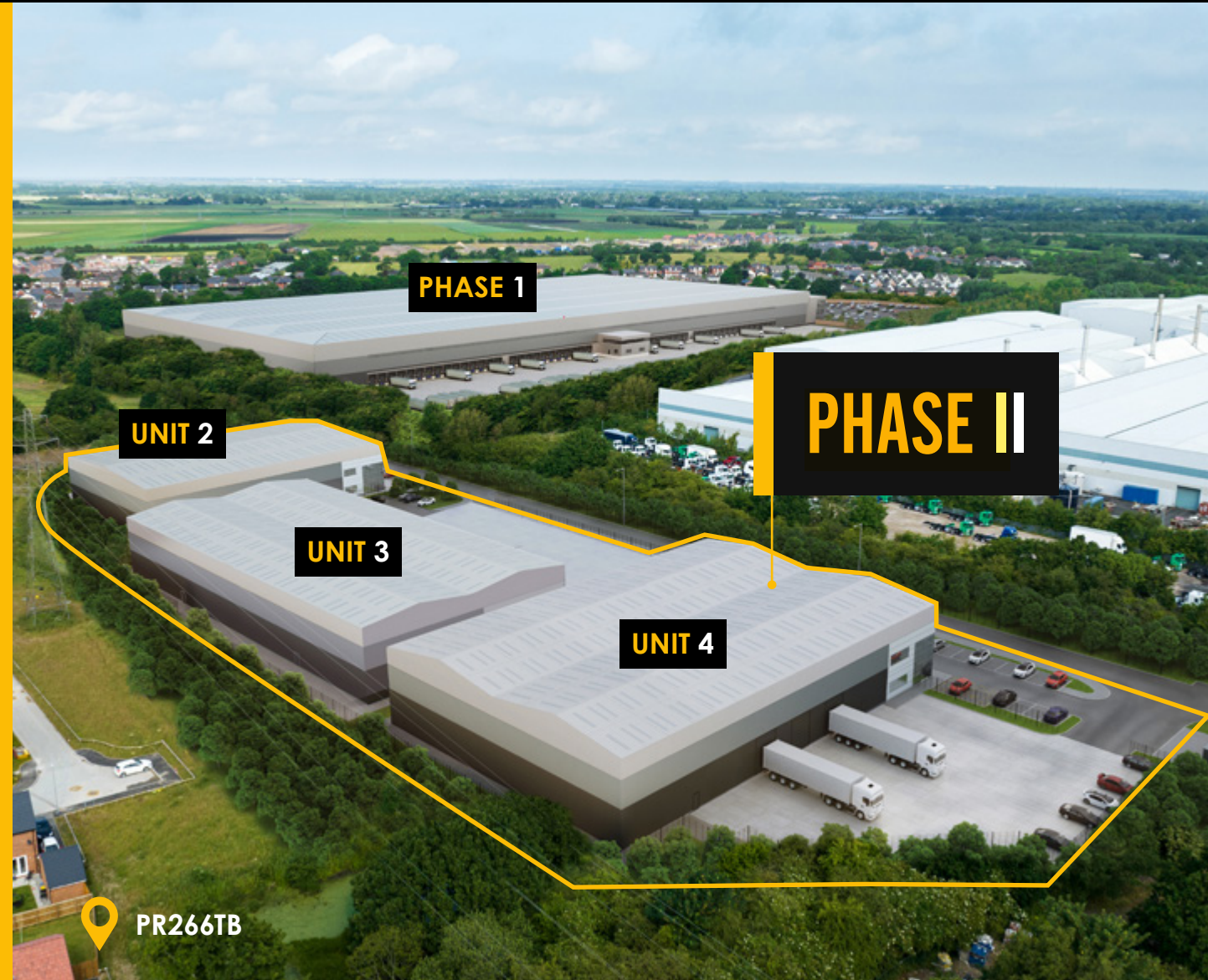
📄 **UNIT 2 - 28,000 SQ FT (2,601 SQ M)**

📄 **UNIT 4 - 33,000 SQ FT (3,065 SQ M)**

📄 **UNIT 3 - 36,000 SQ FT (3,530 SQ M)**

PHASE II FARINGTON PARK.

M6 LEYLAND



A project by

CaddickDevelopments. | 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

ACCESS ROAD

MANCHESTER

PHASE II

FARINGTON PARK
M6 LEYLAND

Please enjoy a virtual tour of our site.



PR266TB

**SPECIFICATION
ALL BUILDINGS**



FM2 SLAB



**BREEAM TARGETED
VERY GOOD**



**EPC
A RATING**



**ROOF LIGHTS
10%**



**PV READY
ROOF**



**10%
EV CHARGING POINTS**
Further 10% EV ready
spaces ducted.

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

- 10m underside haunch height
- 50KN/m2 floor loading/6 tonne rack leg loading
- 3 Level Loading Doors
- 30m yard depth (Could extend to 46m on request)
- 200KVA Power Supply

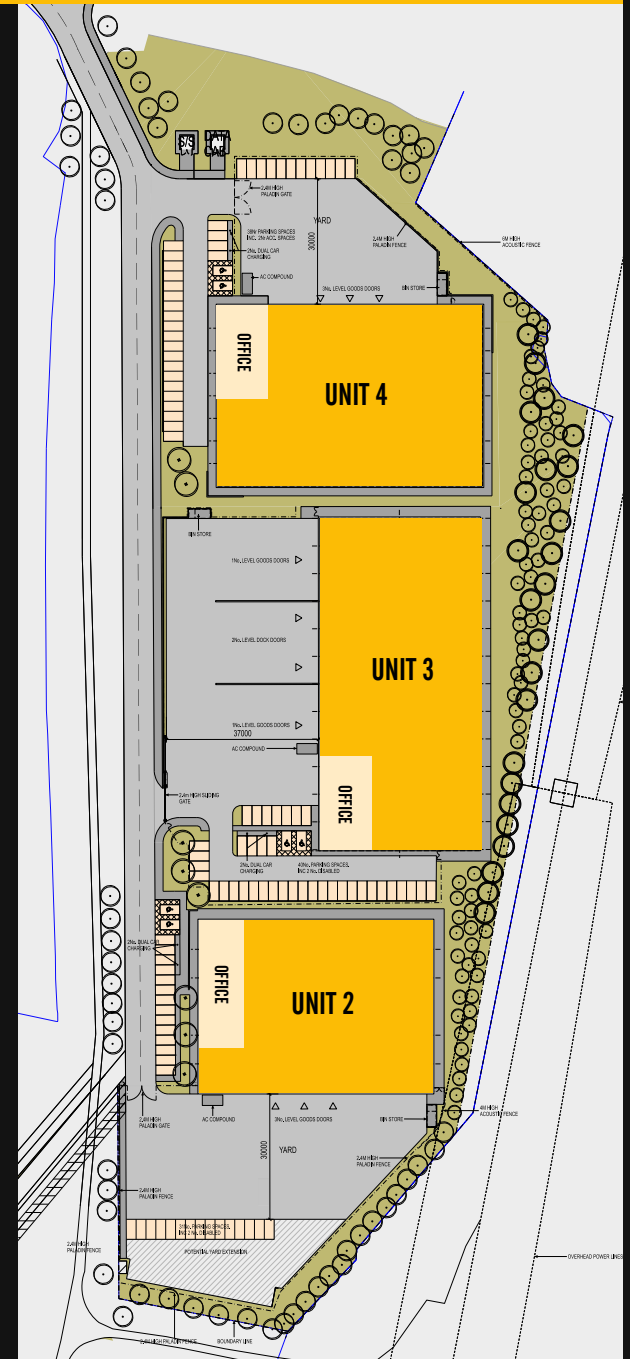
**UNIT 3 - 36,000 SQFT- 33,000SQFT WAREHOUSE
3,000 SQFT OFFICE (FIRST FLOOR)**

- 10m underside haunch height
- 50KN/m2 floor loading/6 tonne rack leg loading
- 2 dock doors and 2 Level doors
- 30m yard depth (Could extend to 46m on request)
- 200KVA Power Supply

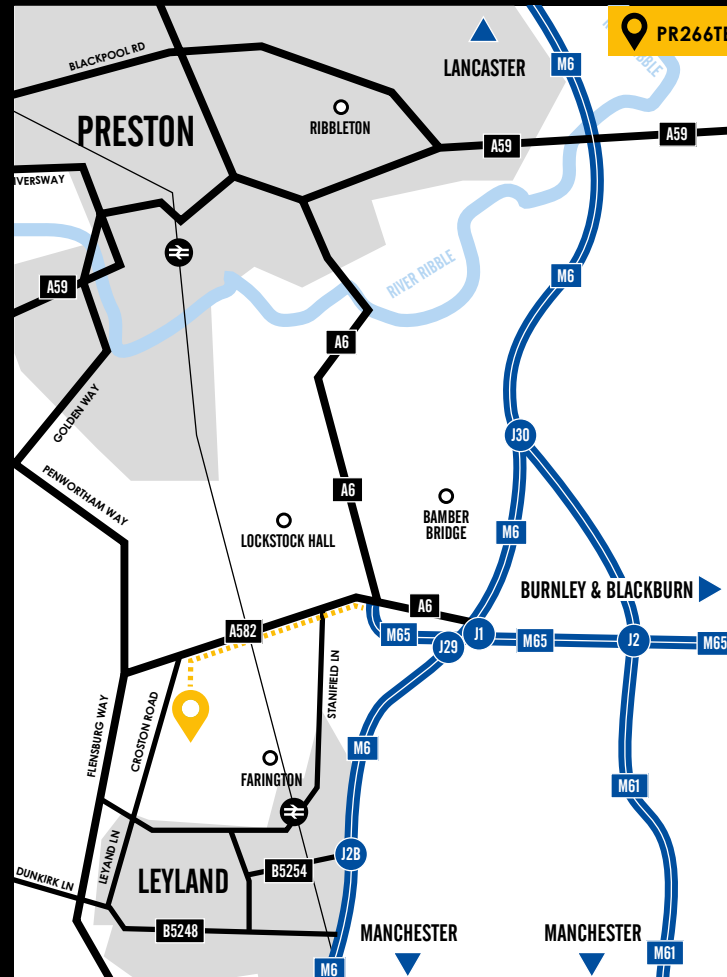
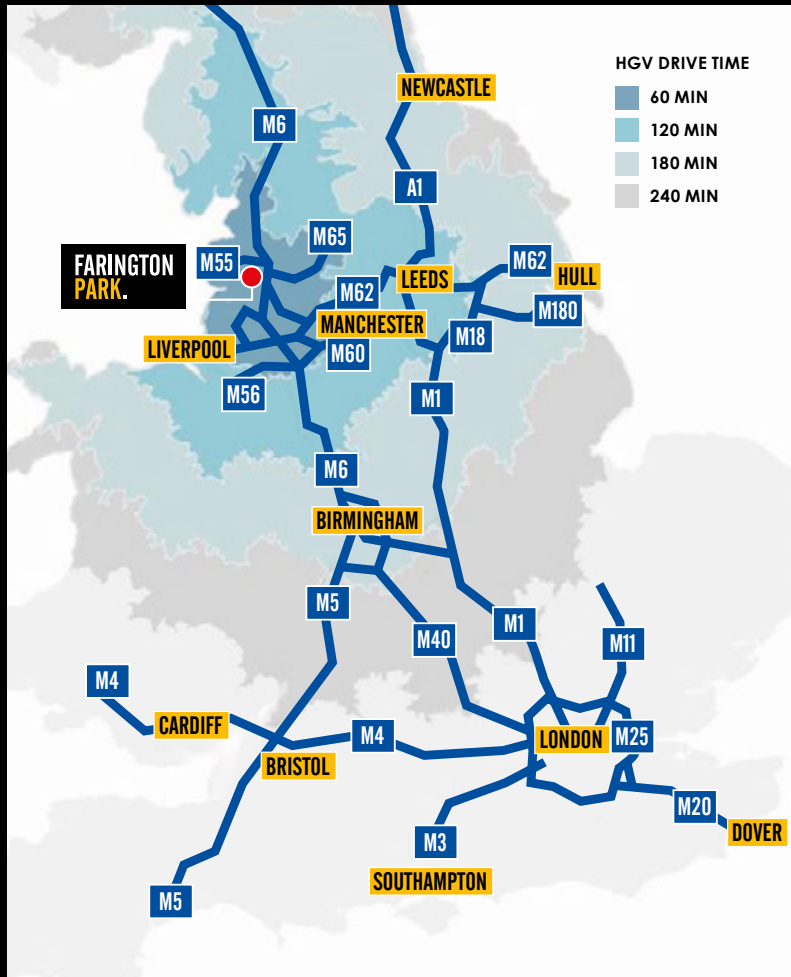
**UNIT 4 - 33,000 SQFT – 30,000SQFT WAREHOUSE
3,000 SQFT OFFICE (FIRST FLOOR)**

- 10m underside haunch height
- 50KN/m2 floor loading/6 tonne rack leg loading
- 3 Level Access Doors
- 30m yard depth
- 200KVA Power Supply

**PHASE II
FARINGTON
PARK.
M6 LEYLAND**



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.

DEMOGRAPHICS



WORKING AGE POPULATION

66,75



TOTAL POPULATION

111,090



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

PHASE II FARINGTON PARK.

M6 LEYLAND

TERMS

The unit is available To Let on a new FRI lease subject to terms to be negotiated. Bespoke packages are available.

VIEWINGS & SITE VISITS

By appointment only with the joint agents.

FARINGTONPARK.CO.UK

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