



BUCKSHAW PARKWAY

BRAND NEW OFFICE DEVELOPMENT



5 INDIVIDUAL OFFICE BUILDINGS OF: **21,820, 23,175 & 34,280 sq.ft.** (2,027, 2,153 & 12,830 sq.m.)

BRAND NEW OFFICE ACCOMMODATION

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.

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 areas.

Consideration would be given to amending the current development proposal to construct a building to meet occupiers' specific accommodation requirements.

**SINGLE FLOORS
THROUGH TO
WHOLE BUILDINGS**

The 1st floor meeting room in Building 2, Buckshaw Parkway





A THRIVING AND EXPANDING MIXED-USE DEVELOPMENT

Individual office buildings of **21,820, 23,175 & 34,280 sq.ft.** set in a landscaped environment

(2,027, 2,153 and 3,185 sq.m.)

Typical Specification:

- VRV Heating and Cooling
- Fully Accessible Raised Floors
- Contract Quality Carpet Tiles
- Triple Compartment Floor Outlet Boxes
- Suspended Ceilings
- Modular LG7 Lighting
- Fully Tiled Male and Female Toilets
- Disabled Persons' Toilets and Showers
- Large Capacity Passenger Lift
- Ample On-Site Car Parking
- Secure 24-hour Access
- Option for Bespoke Internal Fit-Out



Great local amenities on your doorstep



1 minute to nearest bus stop



12 minutes to Preston station



20 minutes to Bolton station



45 minutes to MCR Piccadilly



8 minutes to JNC8 M61



10 minutes to JNC28 M6



40 minutes to MCR Airport



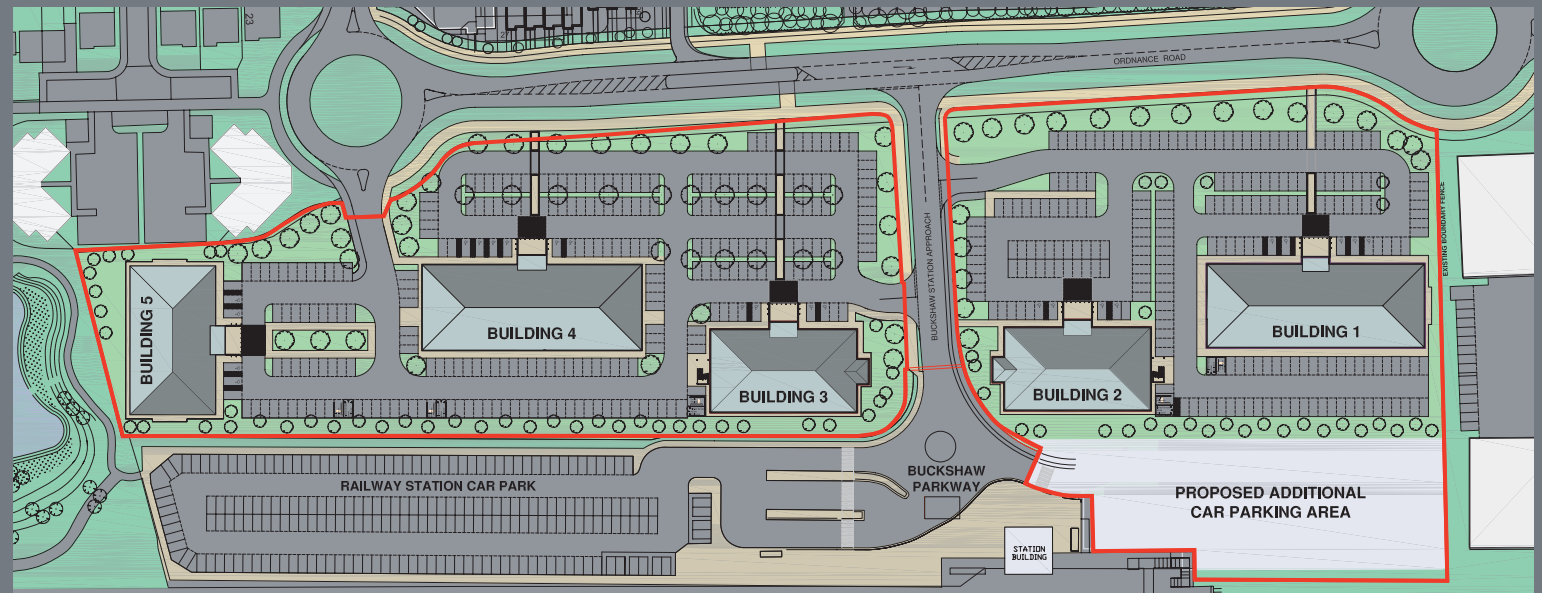
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BUCKSHAW AMENITIES



BUCKSHAW
PARKWAY





**BUCKSHAW
PARKWAY**

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