



## Industrial / Trade Counter / Warehouse Units 6,426 sq ft up to 22,108 sq ft **TO LET**

- 225,000 sq ft over 11 acres
- High profile frontage to main road
- Local amenities nearby include Tesco, Aldi, KFC
- Close proximity to Buckshaw Parkway train station
- Strategic location between M61 J8 & M6 J28
- Access to large local skilled labour supply

# CHORLEY

# buckshaw link

BUCKSHAW VILLAGE ■ CHORLEY ■ LANCASHIRE ■ PR7 7EL



## ACCOMMODATION

Buckshaw Link provides a generous and sustainable environment for manufacturing, warehousing and distribution.

## AVAILABILITY

For further information on availability please contact our joint agents.



# CHORLEY



## SPECIFICATION



37.5KN/M<sup>2</sup> REINFORCED  
CONCRETE FLOOR  
(POWER FLOAT FINISH)



6-8M MINIMUM CLEAR  
HEIGHT TO UNDERSIDE  
OF HAUNCH



ELECTRICALLY OPERATED  
LEVEL ACCESS DOORS



AMPLE YARD AND  
PARKING PROVISION



HIGH SPECIFICATION  
FULLY FITTED OFFICES



MAINS SERVICES



COVERED  
CYCLE RACKS



RECYCLED MATERIALS &  
SUSTAINABLE FEATURES



SECURED ENVIRONMENT  
PERIMETER  
(fully fenced and gated)



FULL FIT OUT PACKAGES  
AVAILABLE  
(incl. warehouse lighting & heating)

# buckshaw link

BUCKSHAW VILLAGE ■ CHORLEY ■ LANCASHIRE ■ PR7 7EL



## LOCATION

Buckshaw Link Business Park is situated close to the centre of Buckshaw Village on the edge of Chorley. The development has excellent access to junction 8 of the M61 & junction 28 of the M6 motorways and Buckshaw Parkway railway station is immediately behind the park.

Occupiers in the vicinity include Merlin Cycles, The English Trading Company, Badger Office Supplies together with the amenities in the Village centre including Aldi, Tesco, Subway and Costa Coffee.



## COMMUNICATIONS

	miles
Buckshaw Parkway Station	0.2
Leyland	2.8
Chorley	3
M61 J8	3
M6 J28	4
Preston	8.6
Warrington	27
Manchester	25
Liverpool	34

## FURTHER INFORMATION

For further information on available units please contact the joint agents:



**Neil Weaver**  
neil@taylorweaver.co.uk  
07843 237000



**Will Kenyon**  
will@b8re.com  
07802 869279