BUCKSHAW
PARKWAY

CHORLEY, LANCASHIRE, PR7 7NR

BUCKSHAW PARKWAY

Superb workspace with quality specification throughout

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 a primary school close to the established towns of Chorley and Leyland.

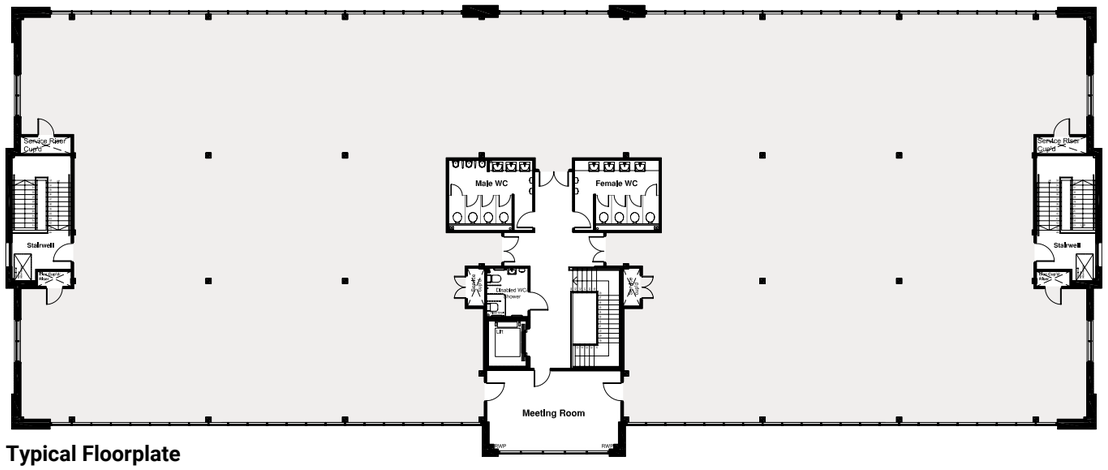
The development will comprise five new 3 Storey Grade A office buildings strategically located between the local shopping centre including Tesco supermarket and railway station.

The 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.
It's a space designed for everything, from informal meetings to catching up with colleagues or entertaining clients.

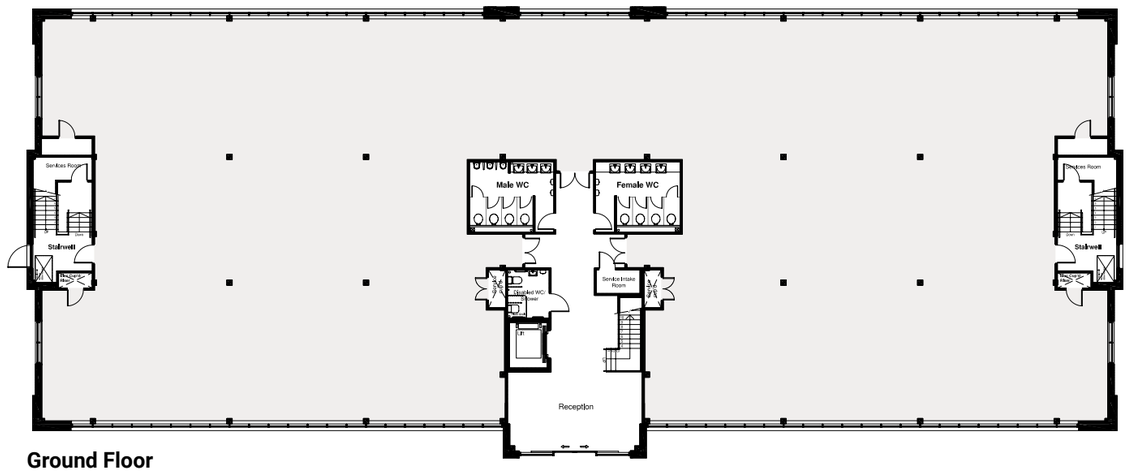
FEATURES

- **EPC Rating**
  Parkway 1 - A*
  Parkway 2 - B
- **Raised Floors**
- **24/7 Access**
- **LED Lighting**
- **Feature Reception Space**
- **Bespoke Office Fit Out Options**
- **Super Fast Broadband**
- **Exposed Surfaces**

Parkway 1 11,011 - 33,917 SQ.FT. (1,023 - 3,151 SQ.M.)



Typical Floorplate



Ground Floor

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

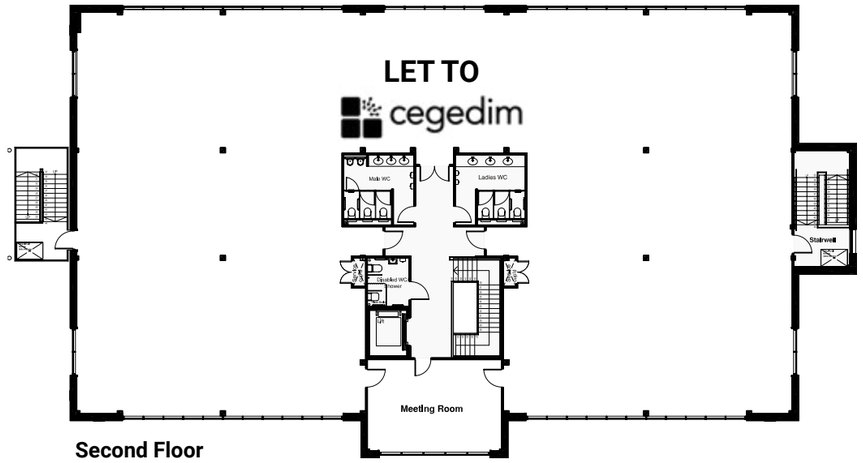
- 2.5kN/m^2 plus 1.0kN/m^2 general office imposed load
- 7.5kN/m^2 office storage load to 5% of floor area

OFFICE FINISHES

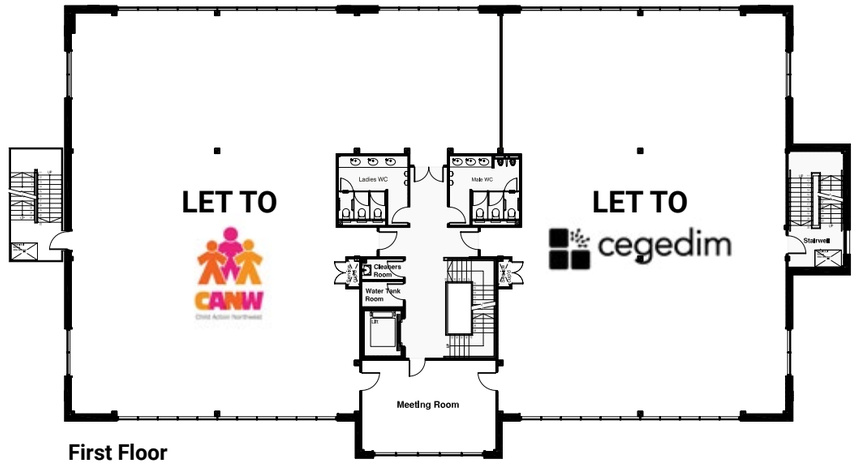
- **Office Doors** - Veneer doors in painted frames and architraves
- **Walls** - Dry lined with emulsion paint finish.
- **Skirting** - MDF with satin paint finish
- **Window cills** - MDF with satin paint finish
- **Floors** - Contract quality carpet tiles laid on fully accessible medium grade raised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

Parkway 2

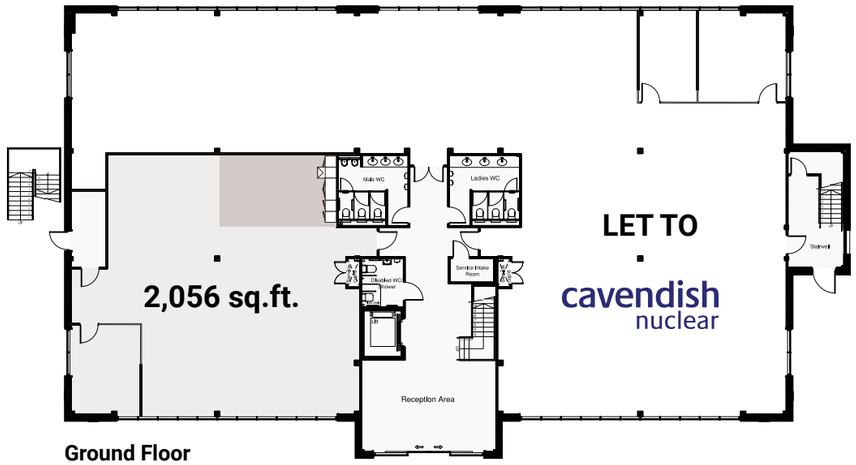
2,056 SQ.FT.
(191 SQ.M.)



Second Floor



First Floor



Ground Floor

MODERN WORKSPACE, READY TO MOVE IN

Designed to comfortably accommodate around 20 people within 2,056 SQ.FT. of high-quality, ready-to-occupy space. Parkway 1 Offers office accommodation with flexible floorplates, a striking feature reception, super fast broadband, and VRF air-conditioning and heating.

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.

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

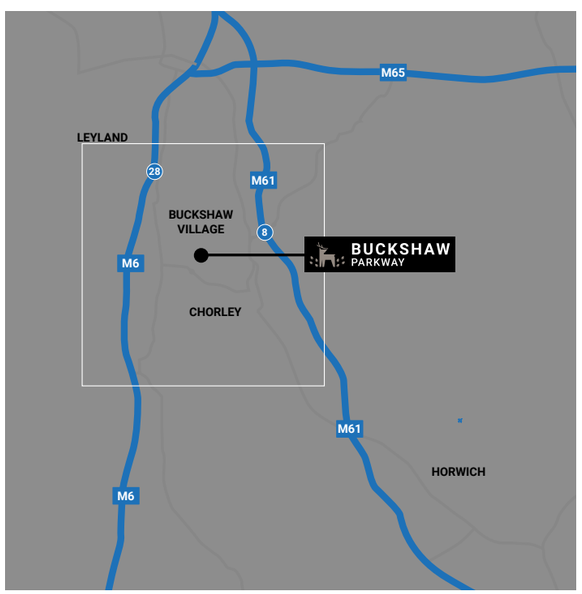
Buckshaw > Preston = 15 mins
Buckshaw > Bolton = 25 mins
Buckshaw > MCR Piccadilly = 50 mins
Buckshaw > London Euston = 2.40 hrs

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

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

Ample On-Site Car Parking

Great local amenities on your doorstep



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Orbit Developments

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Images are for illustrative purposes only and may not represent the exact office space available.

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