



BUCKSHAW
PARKWAY
BRAND NEW OFFICE DEVELOPMENT



THE PERFECT
NEW HOME FOR BUSINESS

A place where you can *express yourself*

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.





"WE ARE THRILLED TO BE PART OF CHORLEY'S VIBRANT BUSINESS LANDSCAPE WITH OUR NEW OFFICES AT BUCKSHAW PARKWAY. THE STRATEGIC LOCATION, EXCELLENT CONNECTIVITY, AND THE PROGRESSIVE DEVELOPMENT APPROACH ALIGN PERFECTLY WITH OUR COMPANY REQUIREMENTS. THE MOVE TO CHORLEY ALSO MATCHES OUR WILLINGNESS TO OFFER A MODERN WORKPLACE THAT OUR COLLEAGUES WILL BE PROUD OF AND HAPPY TO WORK FROM. WE LOOK FORWARD TO CONTRIBUTING TO THE LOCAL COMMUNITY AND BUILDING A SUCCESSFUL FUTURE IN CHORLEY."

Tristan De Foucher,
MD European Operations at Cegedim



A blank floorplate *to fitted-out space*

Superb workspace
with quality
specification
throughout

**Buildings from:
21,820 sq.ft.
Floorplates from:
11,011 sq.ft.**





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.

Parkway 1 - 11,011 - 33,917 SQ. FT.

(1,023 - 3,151 SQ. M.)

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/m² plus 1.0kN/m² general office imposed load

7.5kN/m² office storage load to 5% of floor area

OFFICE FINISHES

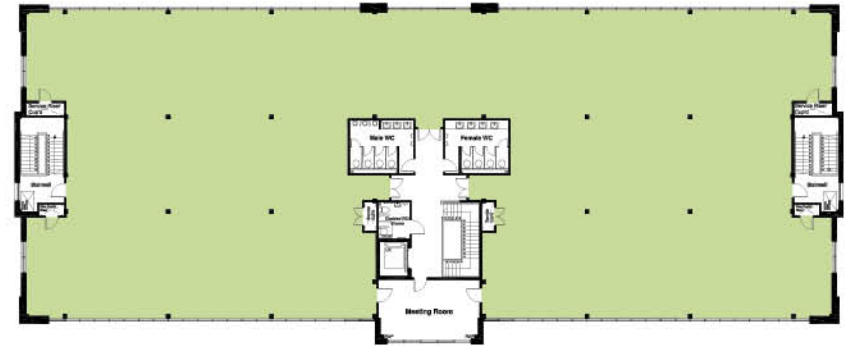
Office Doors - Veneer doors in painted frames and architraves

Walls - Dry lined with emulsion paint finish.

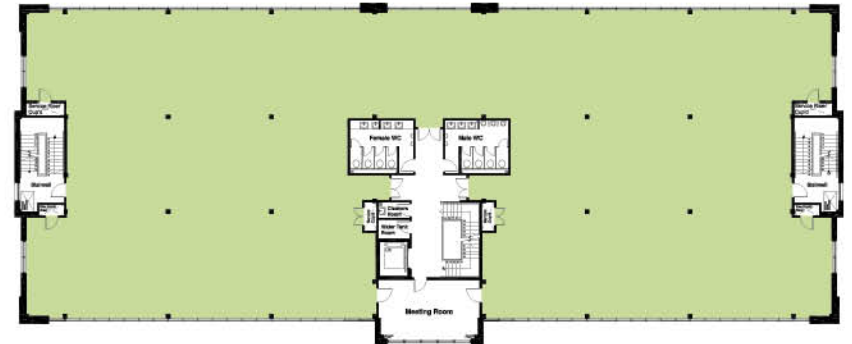
Skirting - MDF with satin paint finish

Window cills - MDF with satin paint finish

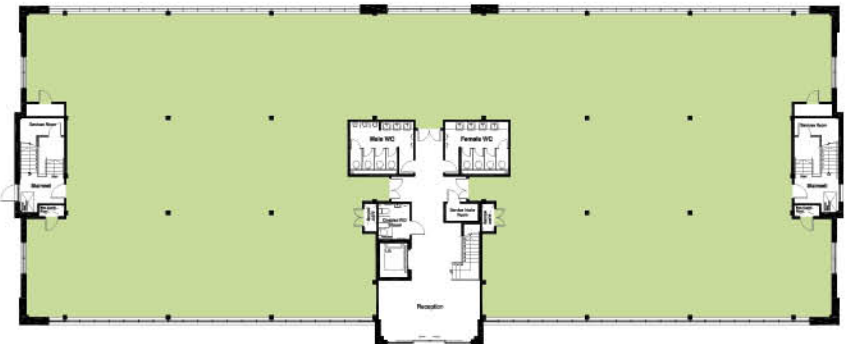
Floors - Contract quality carpet tiles laid on fully accessible medium grade raised floor system with clear void of nominally 120mm.



Second Floor



First Floor



Ground Floor



Parkway 2 - 7,321 SQ. FT.

(680 SQ. M.)

EPC
A*

Parkway 1
EPC Rating A*



Superfast Broadband

EPC
B*

Parkway 2
EPC Rating B



Exposed Services or
Suspended Ceilings



VRF/AC
Heating and Cooling



Raised Floors with
underfloor buzz bar



Feature reception space
with pasanger lift



Option for Bespoke
Internal Fit-Out



24/7 Access



LED lighting

BUILDINGS SPEC



A place with all the right *features and amenities*



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



Manchester City Centre

Car: 26 miles, 50 minutes

Train: 45 minutes



Preston

Car: 9 miles, 25 minutes

Train: 16 minutes

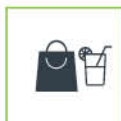


Buckshaw > Preston = 15 mins

Buckshaw > Bolton = 25 mins

Buckshaw > MCR Piccadilly = 50 mins

Buckshaw > London Euston = 2.40 hrs



Great local amenities on your doorstep





Ample On-Site Car Parking

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.





PR7 7EZ



BUCKSHAW PARKWAY

Orbit
Developments

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