



EVOLUTION185

REVOLUTION PARK | CHORLEY | LANCASHIRE | PR7 7DW

FULLY FITTED AND AVAILABLE
FOR IMMEDIATE OCCUPATION



TO LET INDUSTRIAL / LOGISTICS UNIT 185,191 SQ FT (17,205 SQ M)

SHORT TERM LEASE AVAILABLE





DESCRIPTION

GALLERY

SPECIFICATION

SITEPLAN &
ACCOMMODATION

RACKING PLAN

REVOLUTION PARK

GALLERY

LOCATION & AMENITIES

TERMS, LEGALS
& CONTACTS



50m SERVICE YARD

DESCRIPTION

The unit is available on a prominent self contained site fronting Buckshaw Avenue.

The premises comprise a modern, self-contained warehouse and distribution unit which has been built to an institutional specification.

The property provides a unique opportunity for an occupier to acquire modern accommodation with a full fit-out on flexible lease terms. The tenant has installed racking, lighting and heating to the warehouse area and there is also an extensive sprinkler system within the warehouse area.

To the front of the building there are first floor offices which provide a mixture of open plan and cellular accommodation and at ground floor level there is additional workshop space, although this area could also be converted to offices and / or welfare accommodation. There is also a two-storey despatch office within the warehouse area which provides office and welfare accommodation for staff on site as well as drivers visiting the site.

All of this fit-out can be provided as part of an agreed letting and the premises can be made available quickly and are immediately ready to occupy.

CLICK

FOR TOUR



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171,647 SQ FT WAREHOUSE AREA



18 DOCK LEVEL LOADING DOORS



FULLY SECURE SITE



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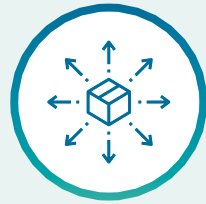
SPECIFICATION



171,647 sq ft
warehouse area



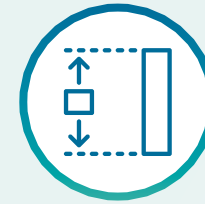
10,964 sq ft
two-storey offices



2,580 sq ft
distribution offices



50 kn/m² warehouse
floor loading



12m clear
internal height



142 car parking spaces
with dedicated access



47 HGV
parking spaces



2 Level Access
doors



18 Dock Level
doors



Fully **Racked** and
Sprinklered

BREEM[®]

BREEM
'Very Good'



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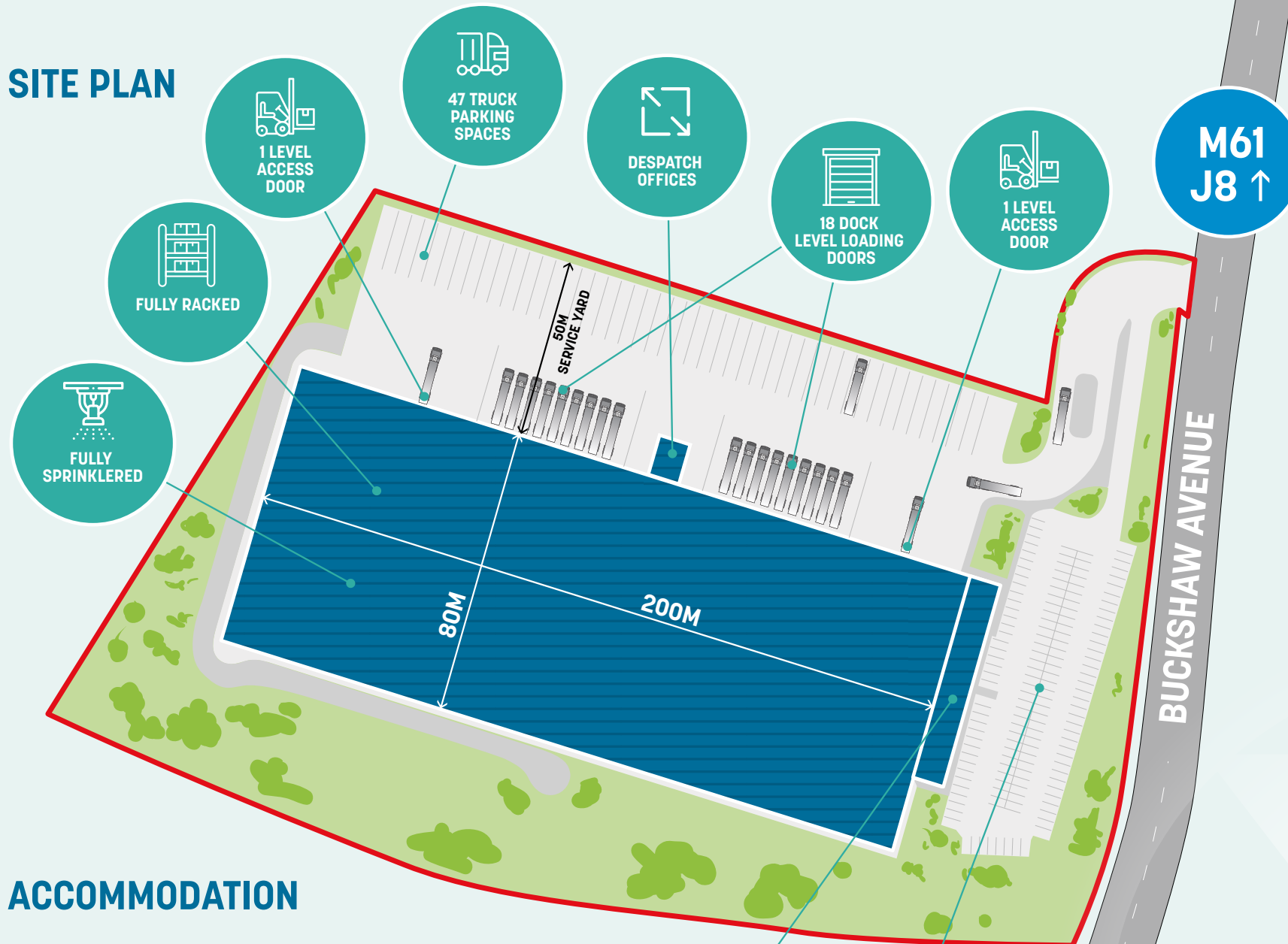
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SITE PLAN

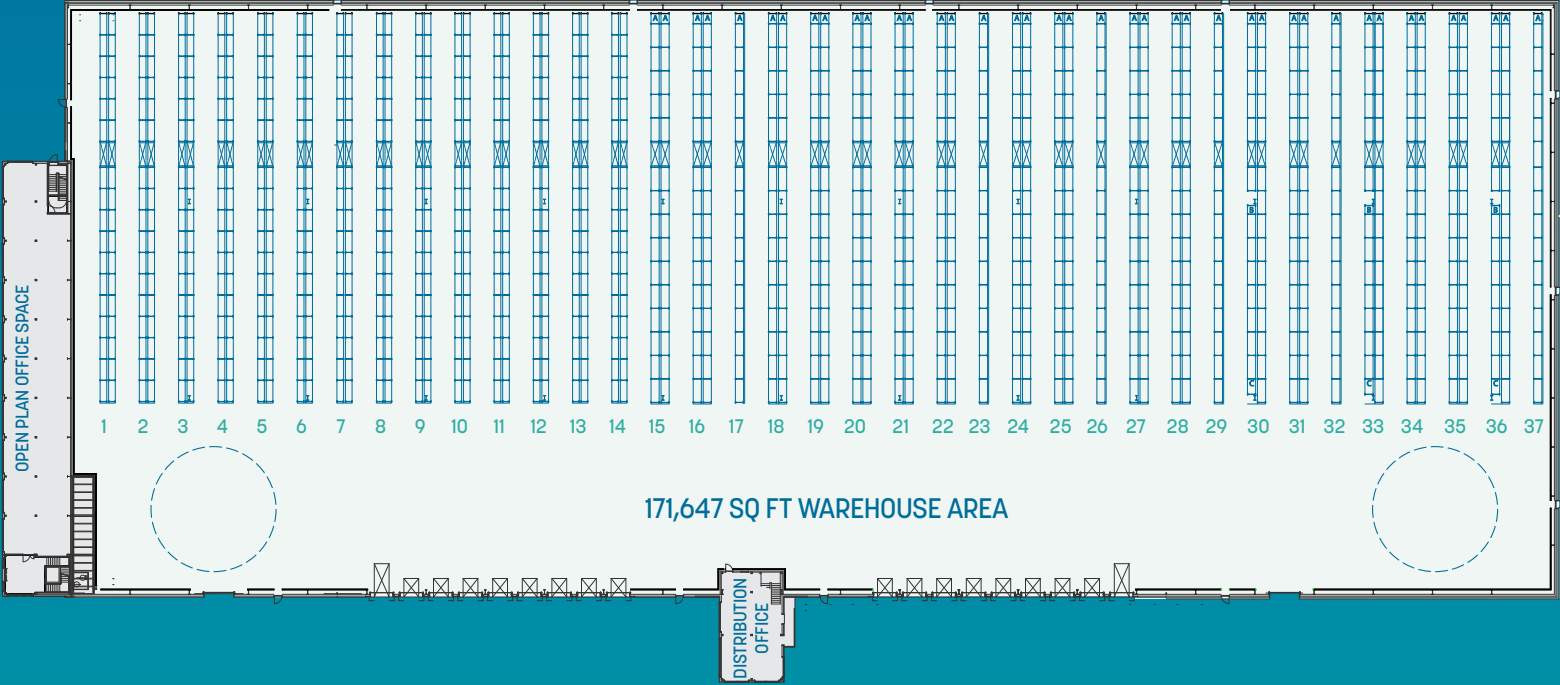


ACCOMMODATION

Area	sq ft	sq m
Warehouse	171,647	15,946
Offices	10,964	1,019
Despatch Offices	2,580	240
TOTAL	185,191	17,205

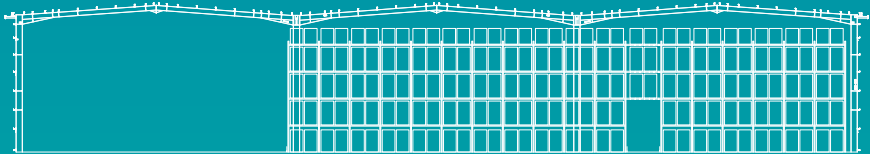


RACKING PLAN



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SINGLE FRAME CONFIGURATION

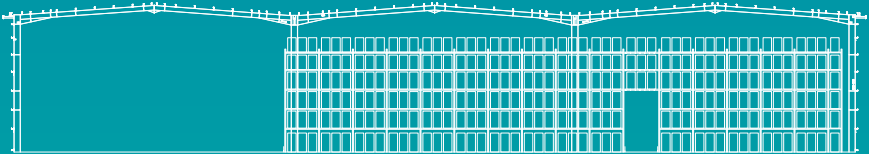


Load Type: L1 Pallet
Capacity: Run 1-14 1200mm x 1000mm x 2400mm /
Run 15-37 800/100mm x 1200mm x 2100mm

TOTAL NUMBER OF PALLETS: 15,428

BASED ON 5 HIGH BAYS

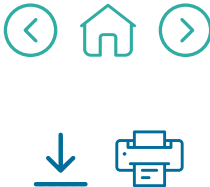
DOUBLE FRAME CONFIGURATION



Load Type: L1 Pallet
Capacity: Run 1-14 1200mm x 1000mm x 2400mm /
Run 15-37 800/100mm x 1200mm x 2100mm

TOTAL NUMBER OF PALLETS: 18,128

BASED ON 6 HIGH BAYS





REVOLUTION PARK...AN ESTABLISHED LOCATION

ADJACENT NATIONAL OCCUPIERS INCLUDE PARCFORCE, WOLSELEY, KIMBERLEY CLARK AND CONAIR

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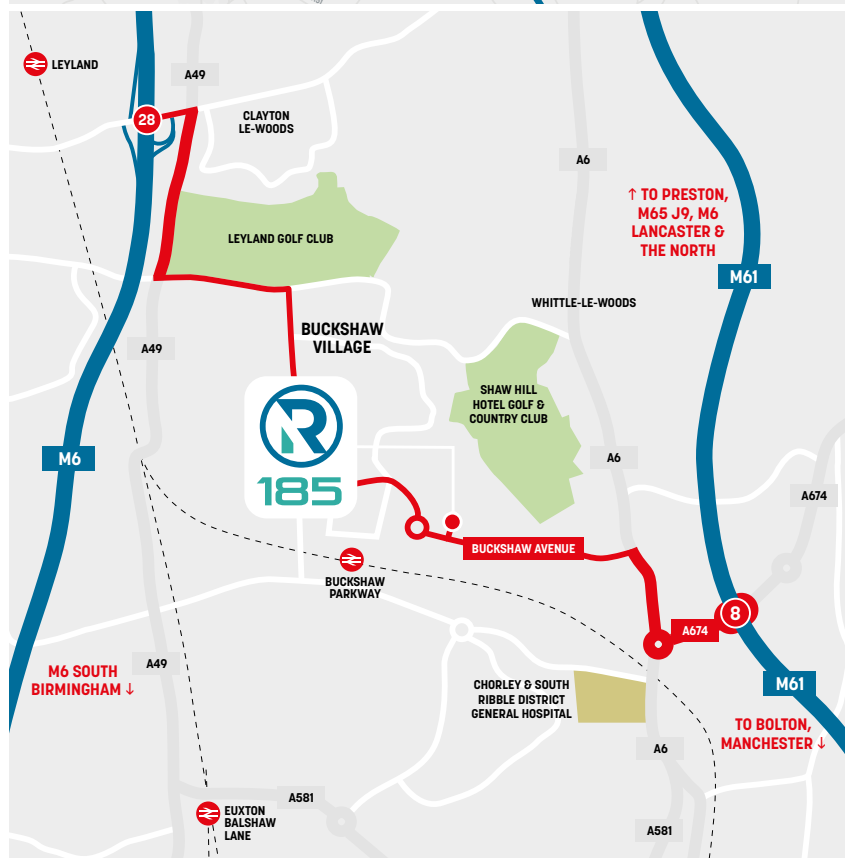
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CONNECTIVITY & LOCAL SITE AMENITY



LOCATION

Directions from junction 8 M61

Exiting at junction 8 and heading west towards Chorley, at the first roundabout take the third exit signposted A6 north (Preston Road). At the next set of traffic lights turn left into Buckshaw Avenue, Chorley. The scheme is accessed off the second roundabout.

Directions from junction 28 M6

Exit at junction 28 onto Leyland Way heading east. At the first set of traffic lights turn right onto the A49 (Wigan Road). At the next set of traffic lights turn left (signed M61/B5248) into Buckshaw Village. Proceed over one roundabout and at the next set of traffic lights continue into Central Avenue. At the third roundabout turn left onto Buckshaw Avenue which leads into Buckshaw Link, Chorley.



Easy access to
M61, J8 and
M6, J28



Buckshaw
Parkway Rail
5 mins



Manchester
Airport
30 mins



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EPC

The property has an EPC rating of A. A copy of the certificate is available upon request.

TERMS

The premises are available by way of an assignment or sub-lease of the tenant's current lease on the premises. The tenant has undertaken an extensive fit-out of the premises and this can be included as part of any agreement, subject to acceptable terms being agreed.



MISREPRESENTATION ACT 1967

Cushman & Wakefield LLP (and their joint agents if appointed) for themselves and for vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. June 2024. Designed and produced by Creativeworld T: 01282 858200.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the incoming tenant. Business rates available upon application.

ALL ENQUIRIES

For further information please contact the sole letting agent.

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