

b4

BUCKSHAW LINK ■ BUCKSHAW VILLAGE ■ CHORLEY ■ LANCASHIRE ■ PR7 7EL

CANMOOR



Indicative Image



Indicative Image

Modern Industrial / Warehouse Unit

10,837 sq ft (1,006.8 sq m) **TO LET**

- Close proximity to Buckshaw Parkway train station
- High specification fully fitted office
- Strategic location between M61 J8 & M6 J28
- Minimum 7.5m eaves height
- Three level loading doors
- LED & strip lighting

CHORLEY

DESCRIPTION

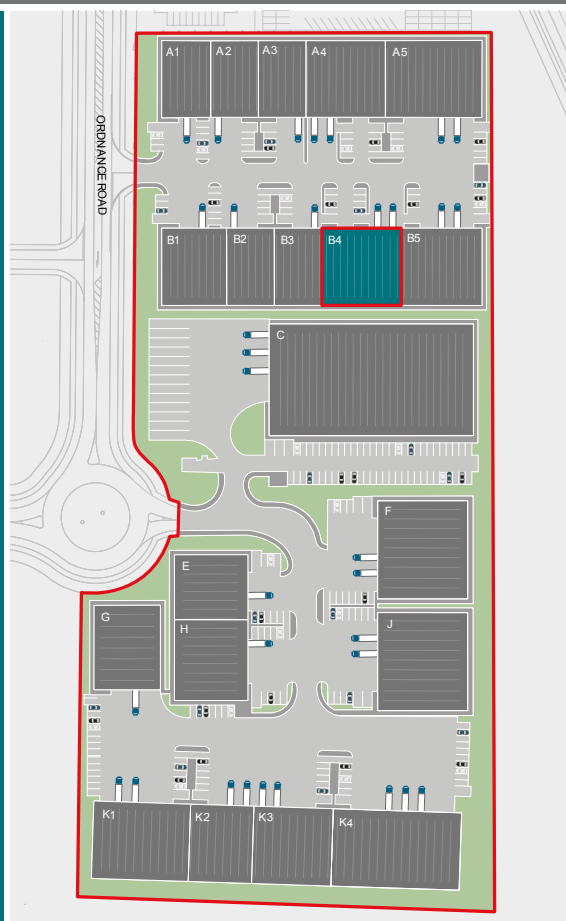
Unit B4 benefits from a high quality specification, including the following:

- Minimum 7.5m eaves height
- Three level loading doors
- LED & strip lighting
- 1st floor offices / Kitchen and WC facilities
- Central heating

	sq ft	sq m
Ground Floor	9,391	872.5
First Floor Offices	1,446	134.3
Total	10,837	1,006.8

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.



FURTHER INFORMATION

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

ROCK
REAL ESTATE
0161 327 3152
www.rockrealestate.co.uk

Guy Jackson
guy@rockrealestate.co.uk
07525 631 305

B8
0161 375 6000
www.b8re.com

Will Kenyon
will@b8re.com
07802 869 279