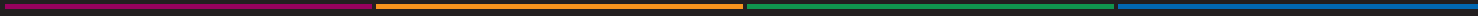


COMMERCIAL  
QUARTER

BUCKSHAW VILLAGE

CHORLEY, LANCASHIRE



# RETAIL UNITS TO LET (MAY SELL)

- New Tesco Food Store Now Open
- New Railway Station Now Open
- Ready For Occupation In May 2013

# COMMERCIAL QUARTER

BUCKSHAW VILLAGE

CHORLEY, LANCASHIRE

HOME

NOW UNDER  
CONSTRUCTION



# COMMERCIAL QUARTER

BUCKSHAW VILLAGE

CHORLEY, LANCASHIRE

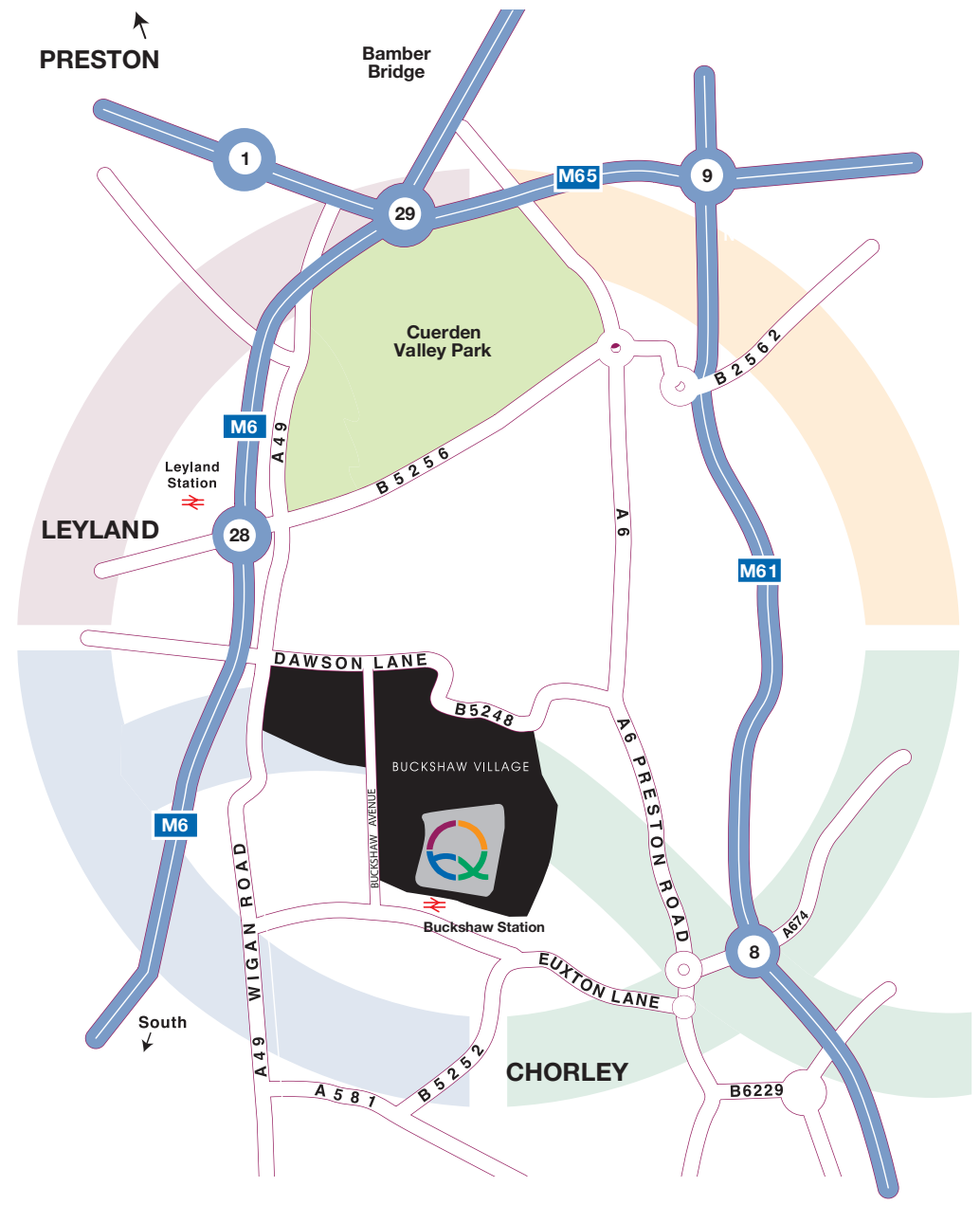
## LOCATION

## Location

Buckshaw Village is an award winning new urban development, set in the heart of Lancashire which will provide in excess of 4,000 new homes as well as a primary school, health centre and outdoor sport facilities. In addition, it is estimated that the 80 acre business park adjacent will eventually accommodate approximately 377,000 sq m (4,058,028 sq ft) of commercial floorspace with a workforce of some 9000 people.

The development is perfectly located for access to all the North West being two miles from Chorley and Leyland, around 10 miles from Preston city centre and less than 30 miles from Manchester. The scheme benefits from excellent road connections lying between the M6 and M61 motorways, with a direct connection to junction 28 of the M6 and junction 8 of the M61 together with easy access to the M55, M65 and M62. The new rail station opened during the summer of 2011 providing a direct service to Preston and Manchester (and to Manchester Airport). For Satellite navigation directions,, Commercial Quarter can be located by the adjacent postcode PR7 7EL.







Petrol Filling Station

TESCO

Available Retail Units

Residential Area

Residential Area

BUCKSHAW AVENUE

# COMMERCIAL QUARTER

BUCKSHAW VILLAGE

CHORLEY, LANCASHIRE

ACCOMMODATION

## Accommodation

The Commercial Quarter, which will form the hub of Buckshaw Village, will incorporate a 3,252 sq m (35,000 sq ft) Tesco food store, together with a petrol filling station and 1,788 sq m (19,250 sq ft approx) of ancillary retail in 16 individual units of varying sizes. Uses which are considered suitable for the scheme include a pharmacy, bookmakers, bakers, hairdressers, dry cleaners, estate agents, restaurant/ cafe and hot food takeaway.

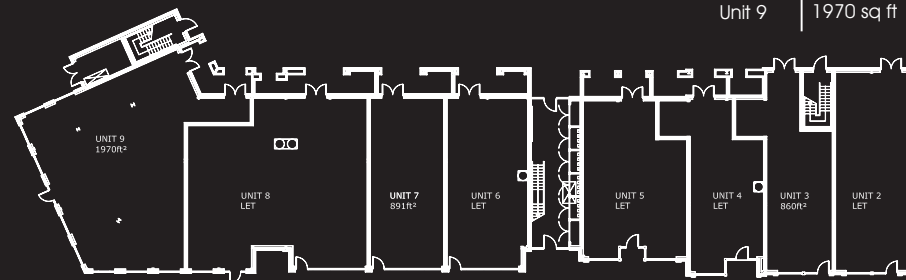
The units will be finished to a shell specification to include screed floor and services to distribution.

## Terms

The units are available by way of new effective full repairing and insuring leases for a term of years to be agreed with rentals from £172 sq m (£16 per ft) overall rate. Alternatively our clients may consider a sale of the individual units on terms to be agreed.

## Size of Units

Phase 1	
Unit 2	LET
Unit 3	860 sq ft
Unit 4	LET
Unit 5	LET
Unit 6	LET
Unit 7	891 sq ft
Unit 8	LET
Unit 9	1970 sq ft



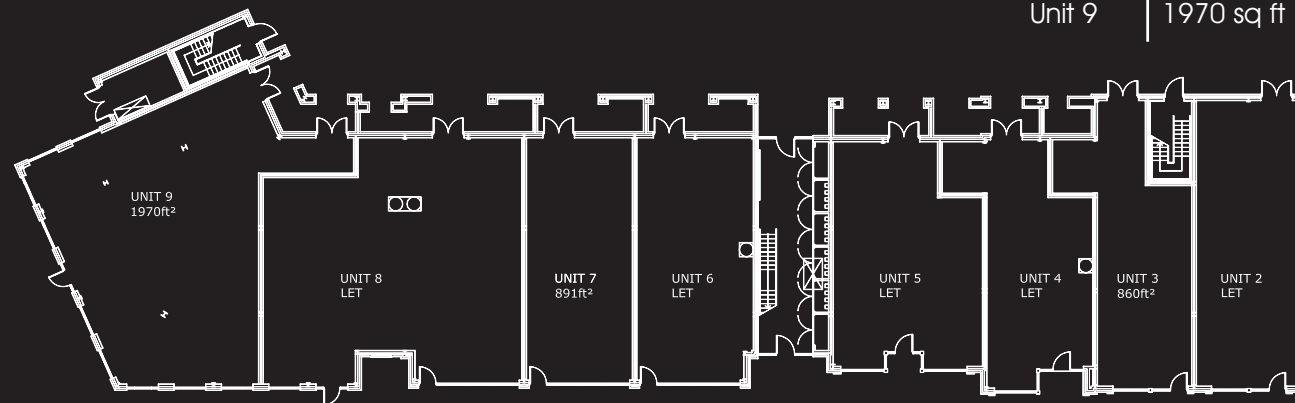
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BUCKSHAW VILLAGE

CHORLEY, LANCASHIRE

ACCOMMODATION

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# COMMERCIAL QUARTER

BUCKSHAW VILLAGE

CHORLEY, LANCASHIRE

CONTACT US



For further information contact the joint agents



Roger Ahmed 07792632746

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