

■ **FOR SALE / TO LET**  
**DISTRIBUTION AND LOGISTICS UNITS**

■ **SITE PREPARATION AND  
INFRASTRUCTURE COMPLETED.**  
**BUILDINGS AVAILABLE IN 7 MONTHS**

■ **5 MINUTE DRIVE TO THE M6 & M65  
MOTORWAYS AND 4 MILES  
FROM THE M61**

- **UNIT 2 - 28,000 SQ FT (2,601 SQ M)**
- **UNIT 3 - 14,750 SQ FT (1,370 SQ M)**
- **UNIT 4 - 20,000 SQ FT (1,858 SQ M)**
- **UNIT 5 - 33,000 SQ FT (3,065 SQ M)**

**PHASE II**  
**FARINGTON**  
**PARK.**

**M6 LEYLAND PR26 6TB**



PR26 6TB class.relax.jaws

A project by  
**CaddickDevelopments.** | [caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)

PRESTON

LEYLAND TRUCKS

FDC LOGISTICS

AMAZON

ACCROL PAPERS

AMAZON

PARCELFORCE WORLDWIDE

YODEL

MAN TRUCKS

M65/J1 & M6/J29

M65

TO M61

GLOBAL RENEWABLES

A582

A582

ACCESS ROAD

ACCESS ROAD

M6

MANCHESTER

PHASE II

CONNECT 6

Please enjoy a virtual tour of our site.



PR26 6TB



# PHASE II FARINGTON PARK.

M6 LEYLAND

## GENERAL SPECIFICATION ALL BUILDINGS:



EPC  
**A RATING**



ROOF LIGHTS  
**10%**



**FM2 SLAB**



PV READY  
ROOF



BREEAM TARGETED  
**EXCELLENT**



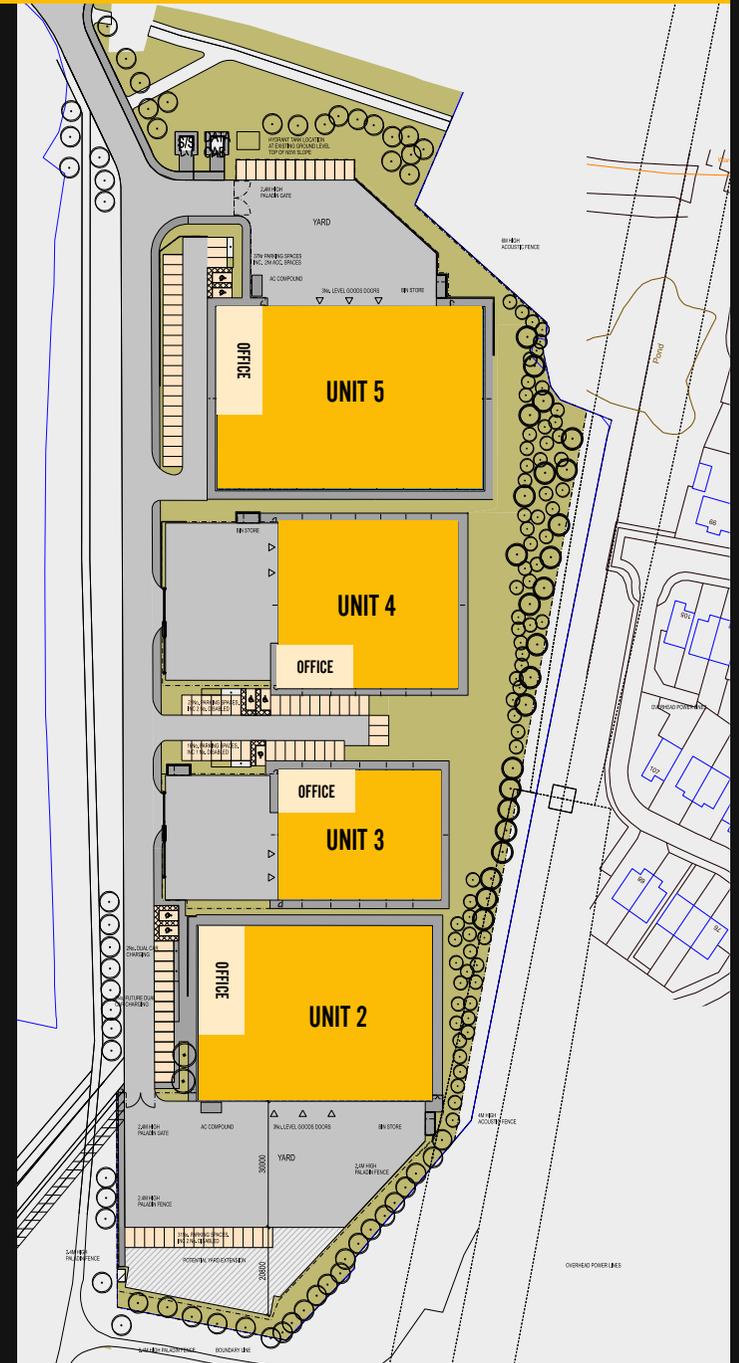
**10%**  
EV CHARGING POINTS  
Further 10% EV ready  
spaces ducted.



**7 ACRE**  
ECOLOGICAL AREA  
for staff wellbeing



INFRASTRUCTURE FOR  
**SHOWERS/  
DRYING ROOMS**  
being installed



# INDIVIDUAL BUILDING SPECIFICATION

**2** UNIT 2 - 28,000 SQ FT  
25,000 SQ FT WAREHOUSE  
3,000 SQ FT OFFICE (FIRST FLOOR)



**8M**  
UNDERSIDE HAUNCH HEIGHT



**50 KN / M2**  
FLOOR LOADING



**6 TONNE**  
RACK LEG LOADING



**3**  
LEVEL ACCESS  
LOADING DOORS



**30M**  
YARD DEPTH  
(COULD EXTEND TO 48M ON REQUEST)



**300KVA**  
POWER SUPPLY

**3** UNIT 3 - 14,750 SQ FT  
12,750 SQ FT WAREHOUSE  
2,000 SQ FT OFFICE (FIRST FLOOR)



**8M**  
UNDERSIDE HAUNCH HEIGHT



**50 KN / M2**  
FLOOR LOADING



**6 TONNE**  
RACK LEG LOADING



**2**  
DOCK DOORS

**2**  
LEVEL ACCESS  
LOADING DOORS



**37M**  
YARD DEPTH



**300KVA**  
POWER SUPPLY

# INDIVIDUAL BUILDING SPECIFICATION

## 4 UNIT 4 - 20,000 SQ FT 18,000 SQ FT WAREHOUSE 2,000 SQ FT OFFICE (FIRST FLOOR)



**8M**  
UNDERSIDE HAUNCH HEIGHT



**50 KN / M2**  
FLOOR LOADING



**6 TONNE**  
RACK LEG LOADING



**3**  
LEVEL ACCESS  
LOADING DOORS



**30M**  
YARD DEPTH



**300KVA**  
POWER SUPPLY

## 5 UNIT 5 - 33,000 SQ FT 30,000 SQ FT WAREHOUSE 3,000 SQ FT OFFICE (FIRST FLOOR)



**8M**  
UNDERSIDE HAUNCH HEIGHT



**50 KN / M2**  
FLOOR LOADING



**6 TONNE**  
RACK LEG LOADING



**3**  
LEVEL ACCESS  
LOADING DOORS

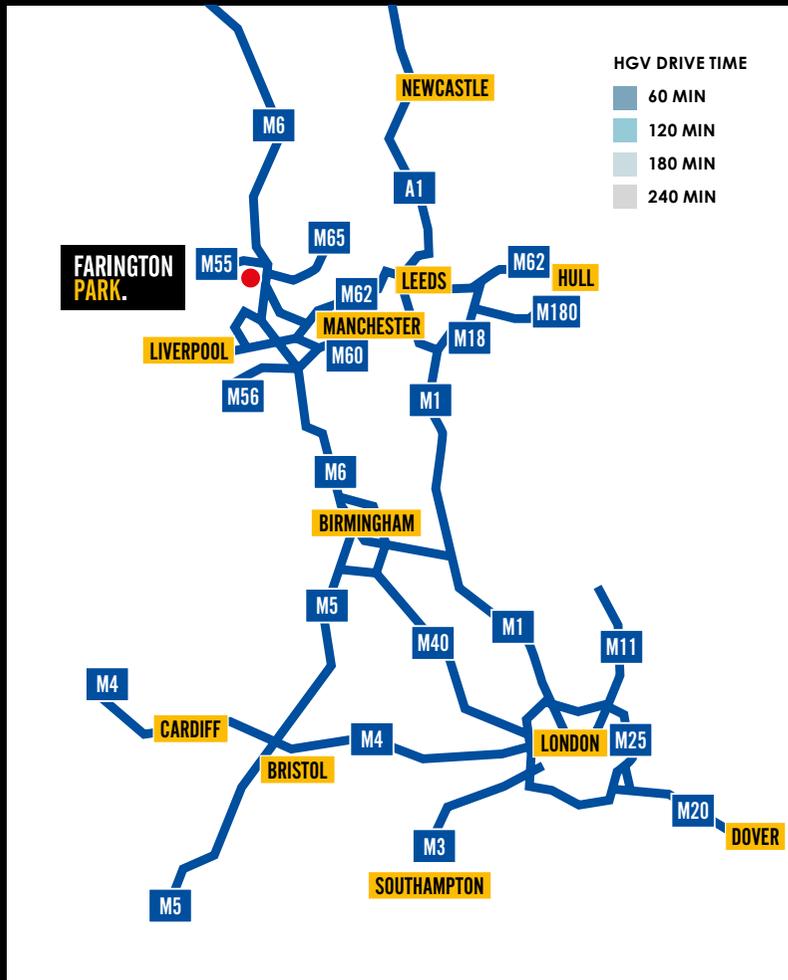


**30M**  
YARD DEPTH

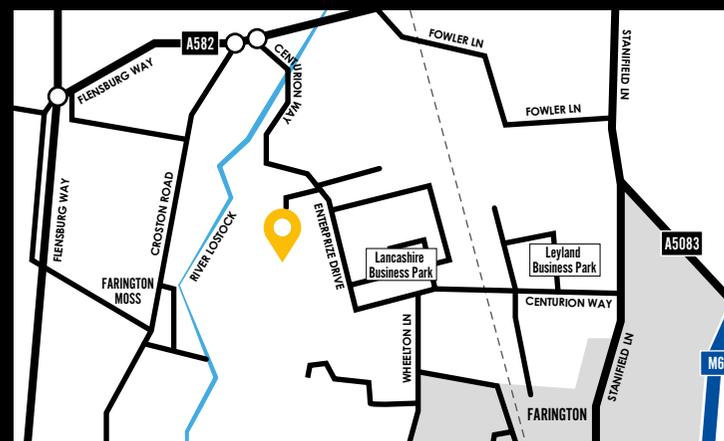
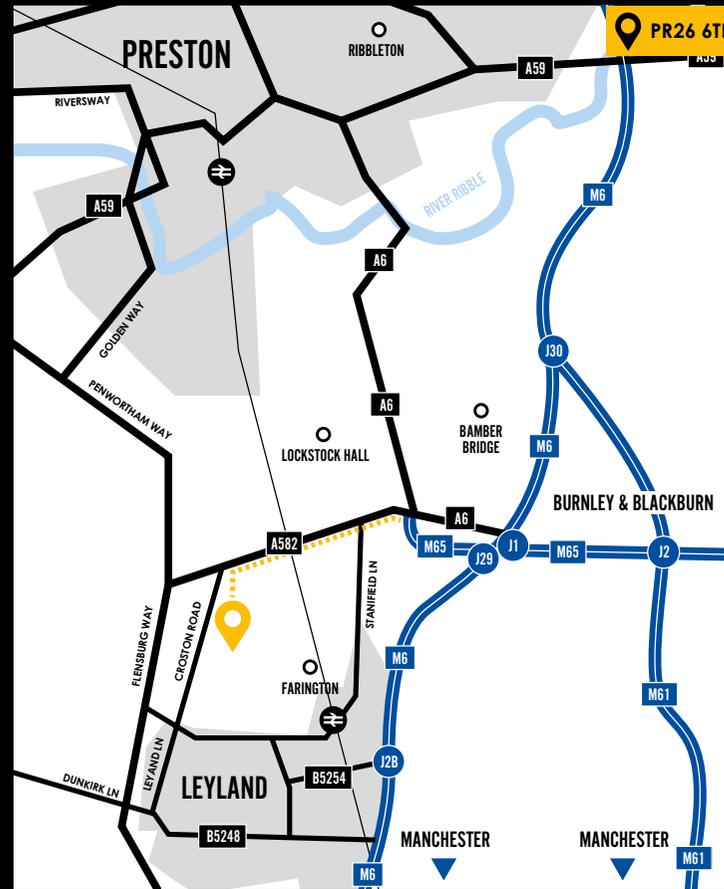


**300KVA**  
POWER SUPPLY

# LOCATION



CITY	DRIVE TIME	DISTANCE
MANCHESTER	47 MINS	30 MILES
LIVERPOOL	58 MINS	35 MILES
LEEDS	1 HOUR 12 MINS	65 MILES
HULL	2 HOURS 16 MINS	121 MILES
BIRMINGHAM	1 HOUR 54 MINS	105 MILES
BRISTOL	3 HOURS 12 MINS	187 MILES
LONDON	4 HOURS 7 MINS	228 MILES



## EMPLOYMENT CATCHMENT

3.5 million people of employment age are within a 45 minute drive of the scheme



## AVERAGE WEEKLY EARNINGS

£484.90 pw compared to North West average of £524 pw and £577 pw for UK



## EMPLOYMENT IN MANUFACTURING

10.5% compared to the North West average of 8.5% and 8% for the UK



## EMPLOYMENT IN TRANSPORTATION & STORAGE

6.1% compared to the North West average of 5.8% and 5% for UK

Source ONS/ NOMIS

# PHASE II FARINGTON PARK.

M6 LEYLAND

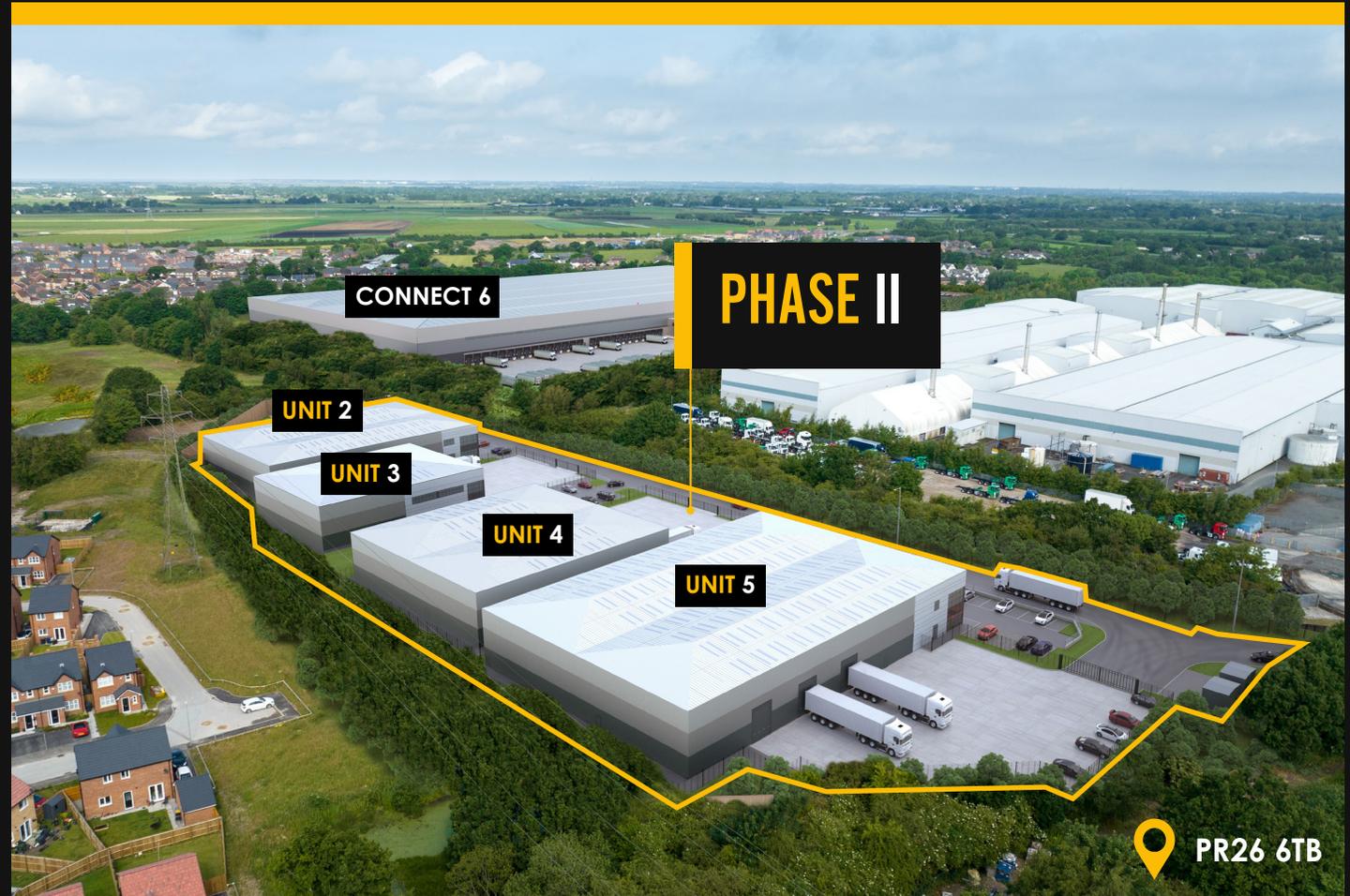
TO LET / FOR SALE  
TERMS

The premises are available To Let on new FRI leases subject to terms to be agreed. Alternatively, the premises are available For Sale. Bespoke packages are available.

VIEWINGS & SITE VISITS

By appointment only with the joint agents.

[FARINGTONPARK.CO.UK](http://FARINGTONPARK.CO.UK)



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