

■ **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



A project by

CaddickDevelopments. | caddickdevelopments.co.uk



Please enjoy a virtual
tour of our site.



PHASE II FARINGTON PARK.

M6 LEYLAND

GENERAL SPECIFICATION ALL BUILDINGS:



EPC
A RATING



ROOF LIGHTS
10%



FM2 SLAB



**PV READY
ROOF**



BREEAM TARGETED
EXCELLENT



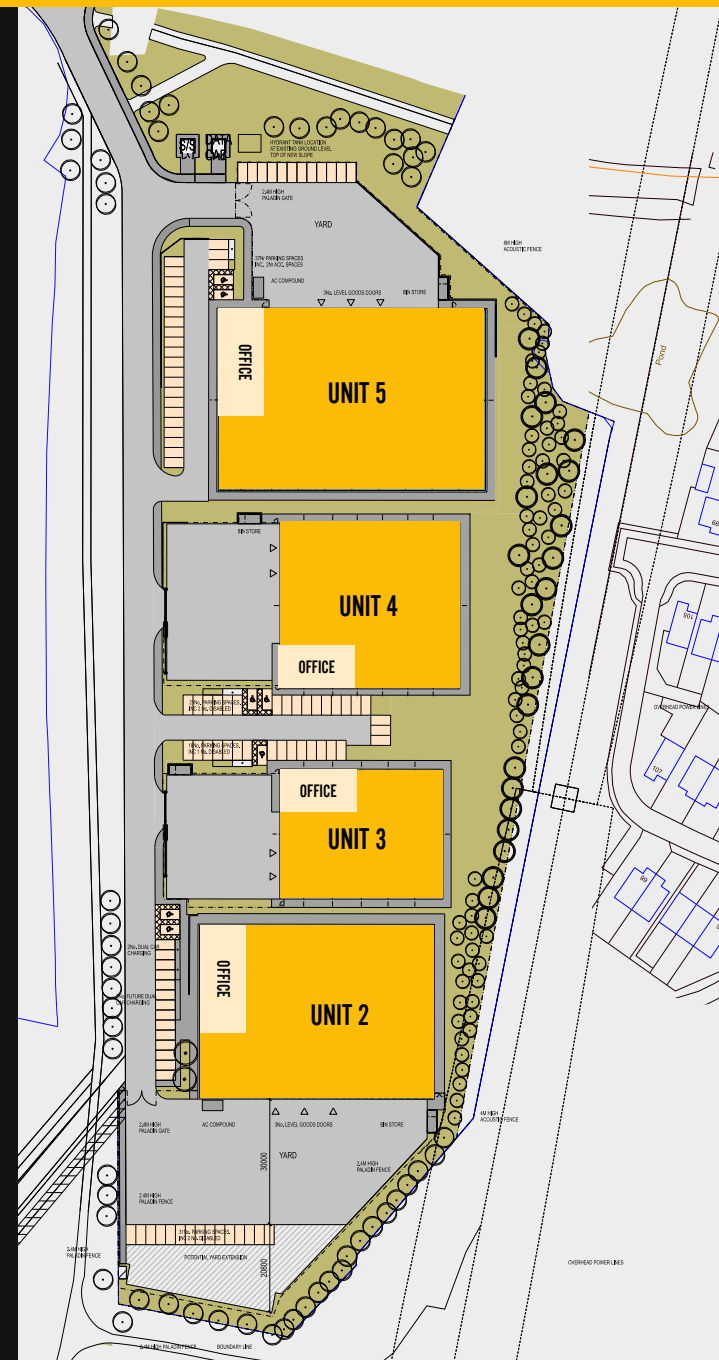
10%
EV CHARGING POINTS
Further 10% EV ready
spaces ducted.



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

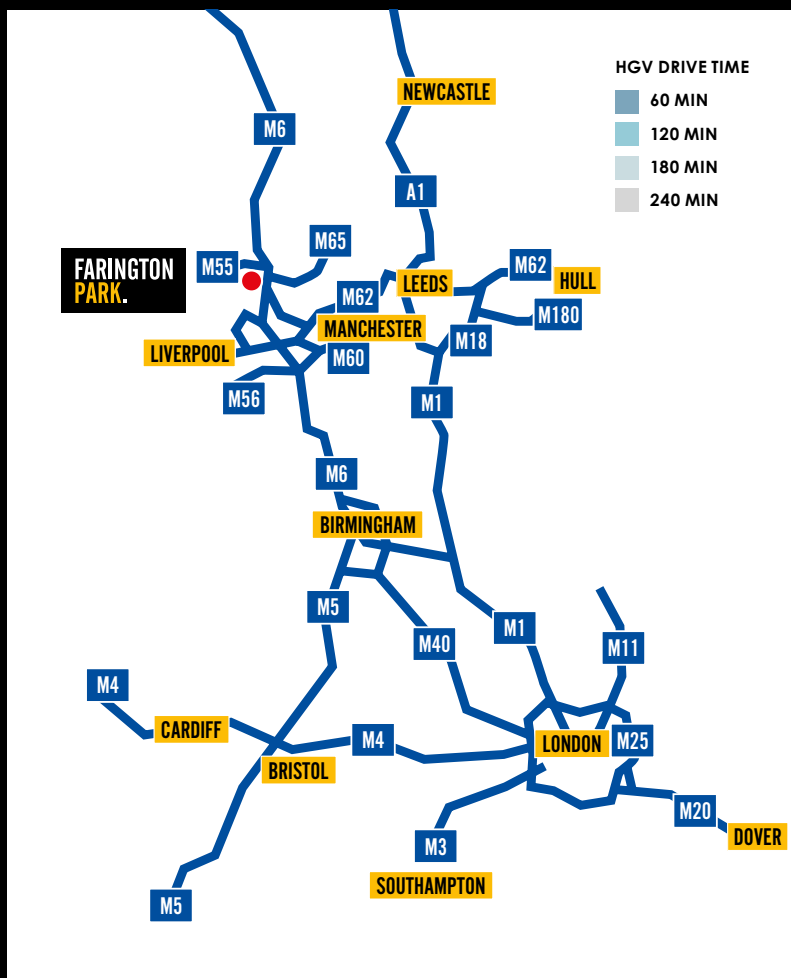
YARD DEPTH



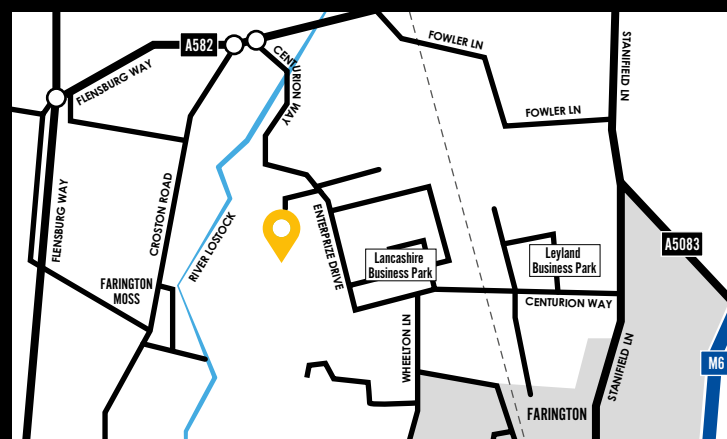
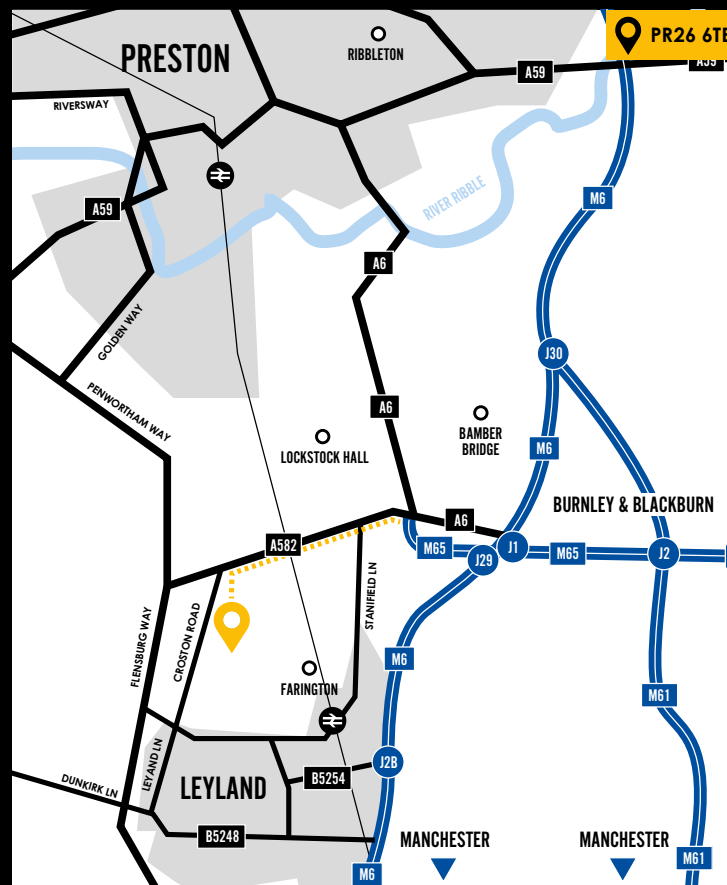
300KVA

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

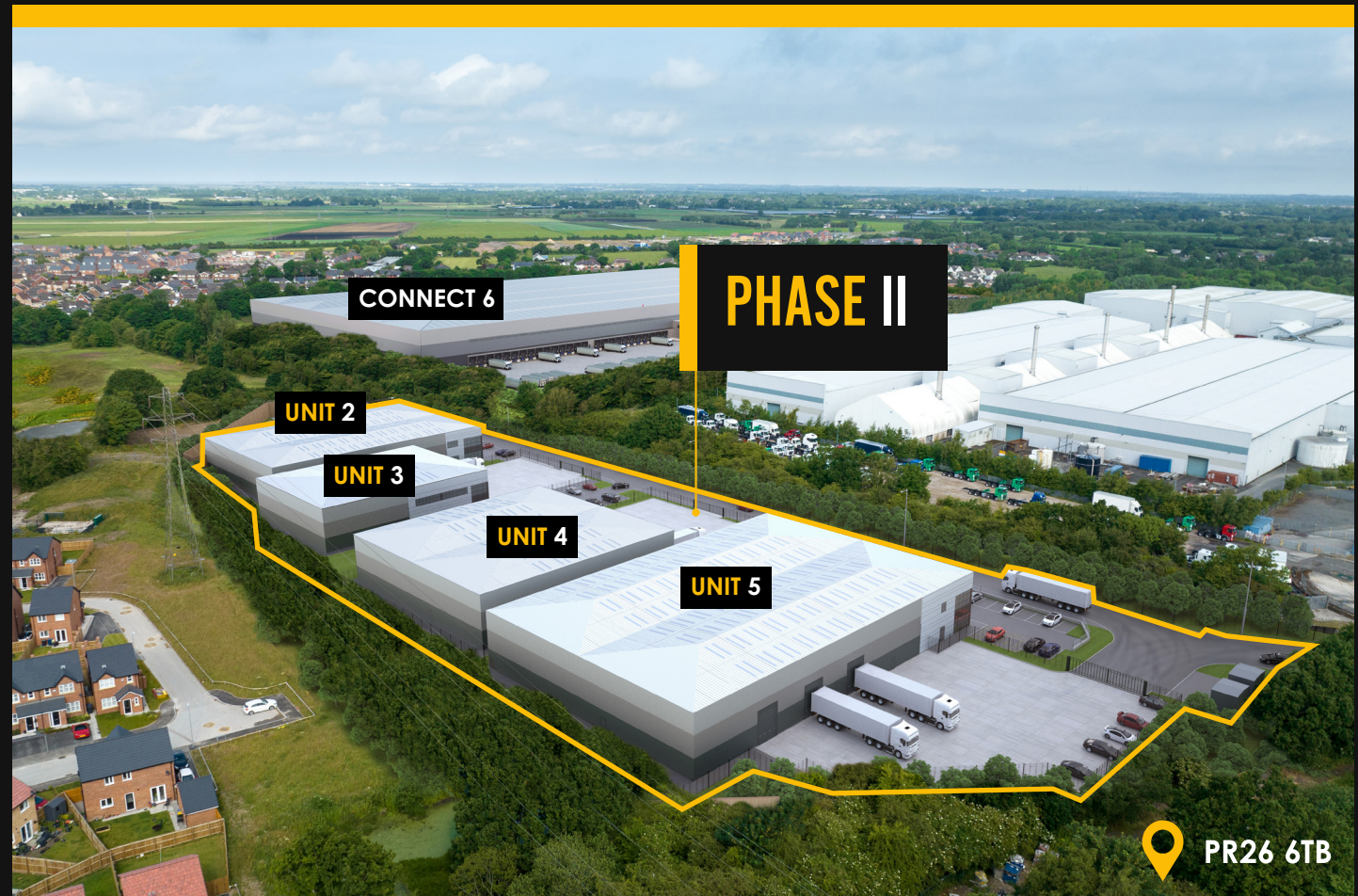
The premises are available To Let on new FRI leases subject to terms to be agreed. Alternatively, the premises are available For Sale. Bespoke packages are available.

VIEWINGS & SITE VISITS

By appointment only with the joint agents.

FARINGTONPARK.CO.UK

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