

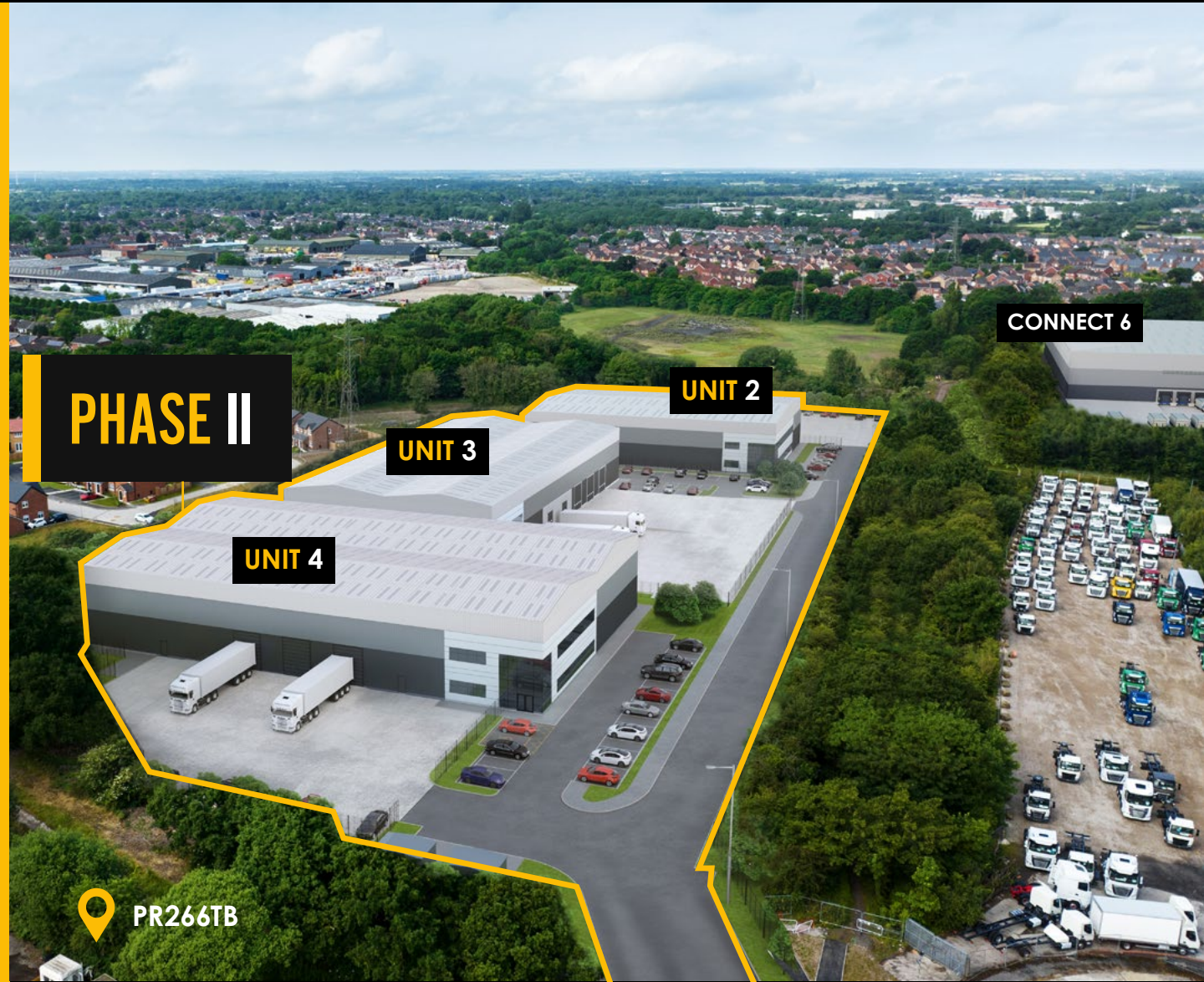
■ **SITE PREPARATION WORKS  
UNDERWAY AVAILABLE  
Q4 2023**

■ **FOR SALE / TO LET  
FOR LOGISTICS & DISTRIBUTION**

■ **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 - 36,000 SQ FT (3,530 SQ M)  
UNIT 4 - 33,000 SQ FT (3,065 SQ M)**

# **PHASE II** **FARINGTON** **PARK.** **M6 LEYLAND**



A project by

**Caddick**Developments. | [caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)





Please enjoy a virtual  
tour of our site.





# FARINGTON PARK.

## M6 LEYLAND

## ALL BUILDINGS:



**EPC**  
**A RATING**



**ROOF LIGHTS**  
**10%**



## FM2 SLAB



## PV READY ROOF



**BREEAM TARGETED**  
**VERY GOOD**



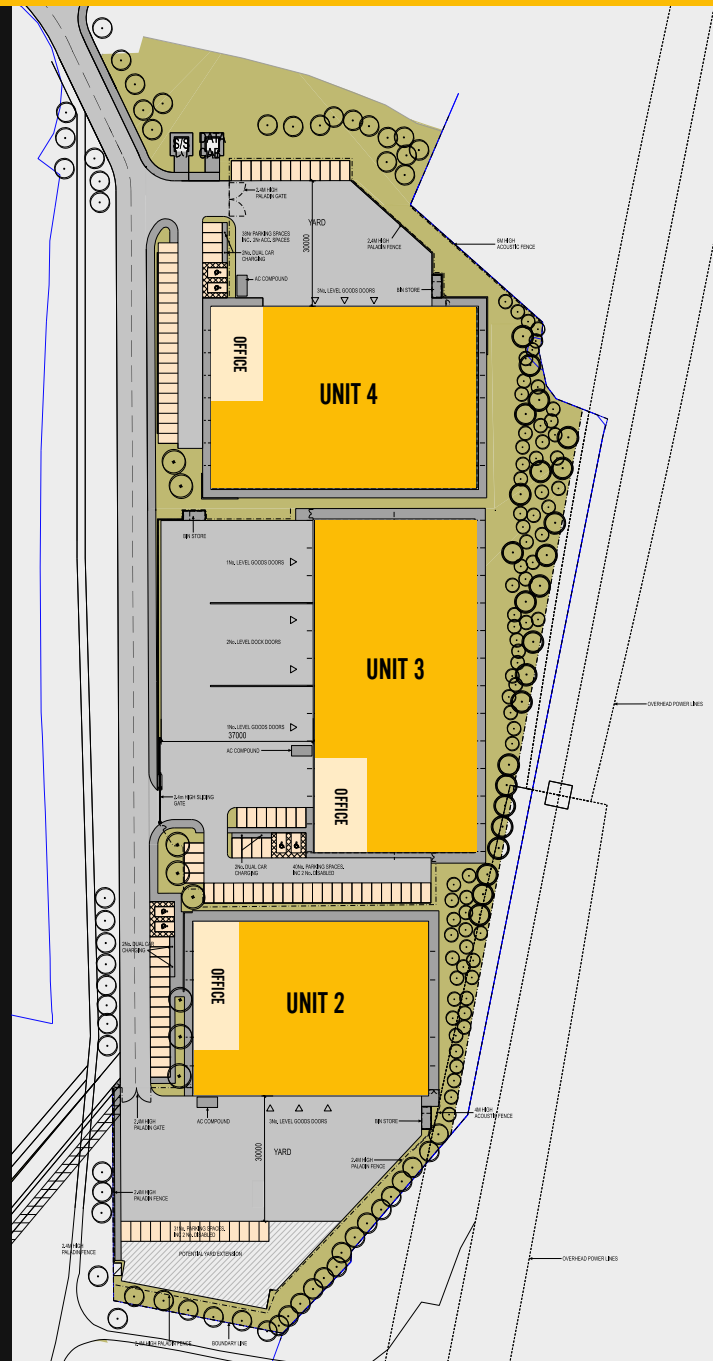
**10%**  
**EV CHARGING POINTS**  
**Further 10% EV ready**  
**spaces ducted.**



**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)



**10M**

UNDERSIDE HAUNCH HEIGHT



**50 KN / M2**

FLOOR LOADING



**6 TONNE**

RACK LEG LOADING



**3**

LEVEL ACCESS  
LOADING DOORS



**30M**

YARD DEPTH  
(COULD EXTEND TO 46M ON REQUEST)



**300KVA**

POWER SUPPLY

### 3 UNIT 3 - 36,000 SQ FT 33,000 SQ FT WAREHOUSE 3,000 SQ FT OFFICE (FIRST FLOOR)



**10M**

UNDERSIDE HAUNCH HEIGHT



**50 KN / M2**

FLOOR LOADING



**6 TONNE**

RACK LEG LOADING



**2**

DOCK DOORS

**2**

LEVEL ACCESS  
LOADING DOORS



**37M**

YARD DEPTH  
(COULD EXTEND TO 46M ON REQUEST)



**300KVA**

POWER SUPPLY

### 4 UNIT 4 - 33,000 SQ FT 30,000 SQ FT WAREHOUSE 3,000 SQ FT OFFICE (FIRST FLOOR)



**10M**

UNDERSIDE HAUNCH HEIGHT



**50 KN / M2**

FLOOR LOADING



**6 TONNE**

RACK LEG LOADING



**3**

LEVEL ACCESS  
LOADING DOORS



**30M**

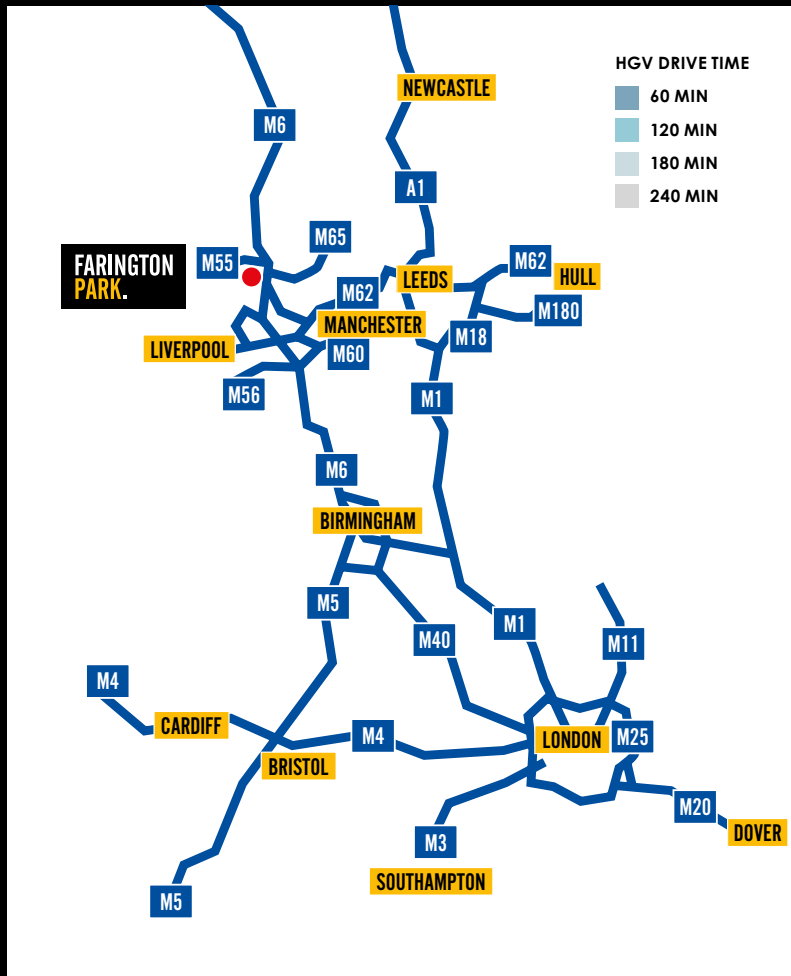
YARD DEPTH



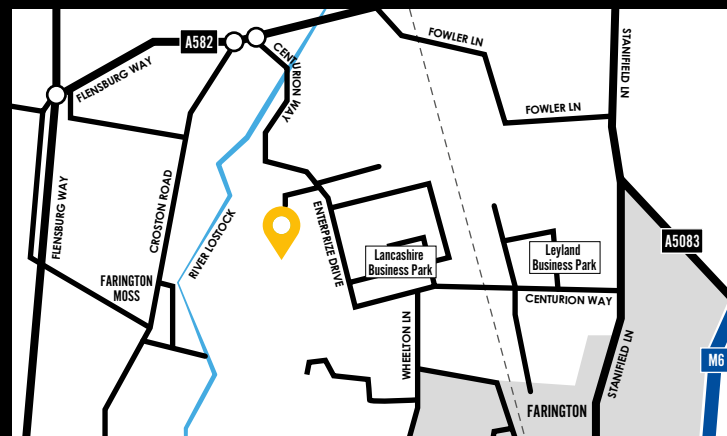
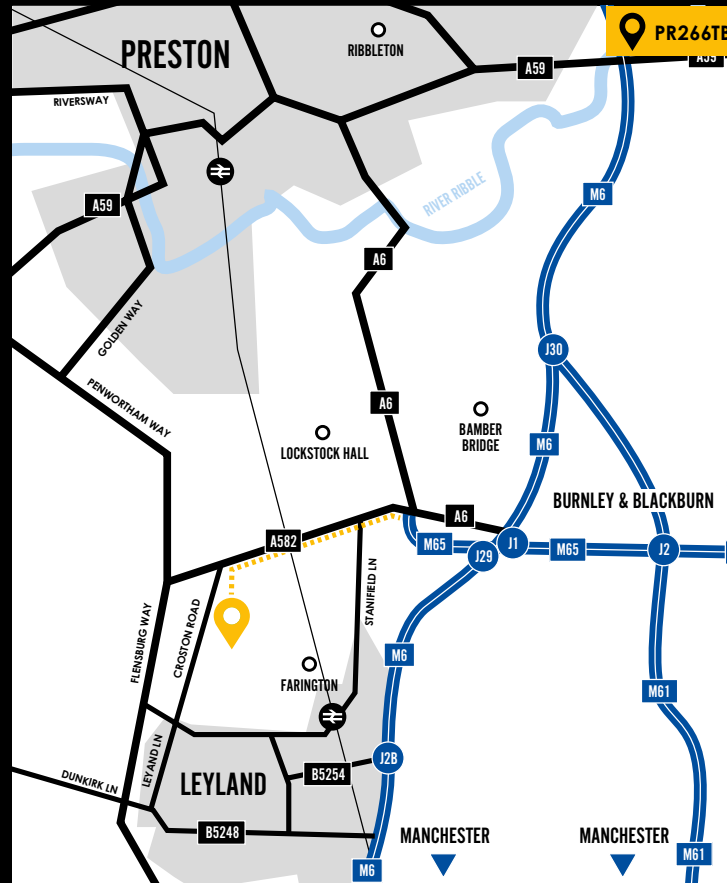
**300KVA**

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



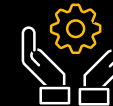
### EMPLOYMENT CATCHMENT

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

# PHASE II FARINGTON PARK.

M6 LEYLAND

## TERMS

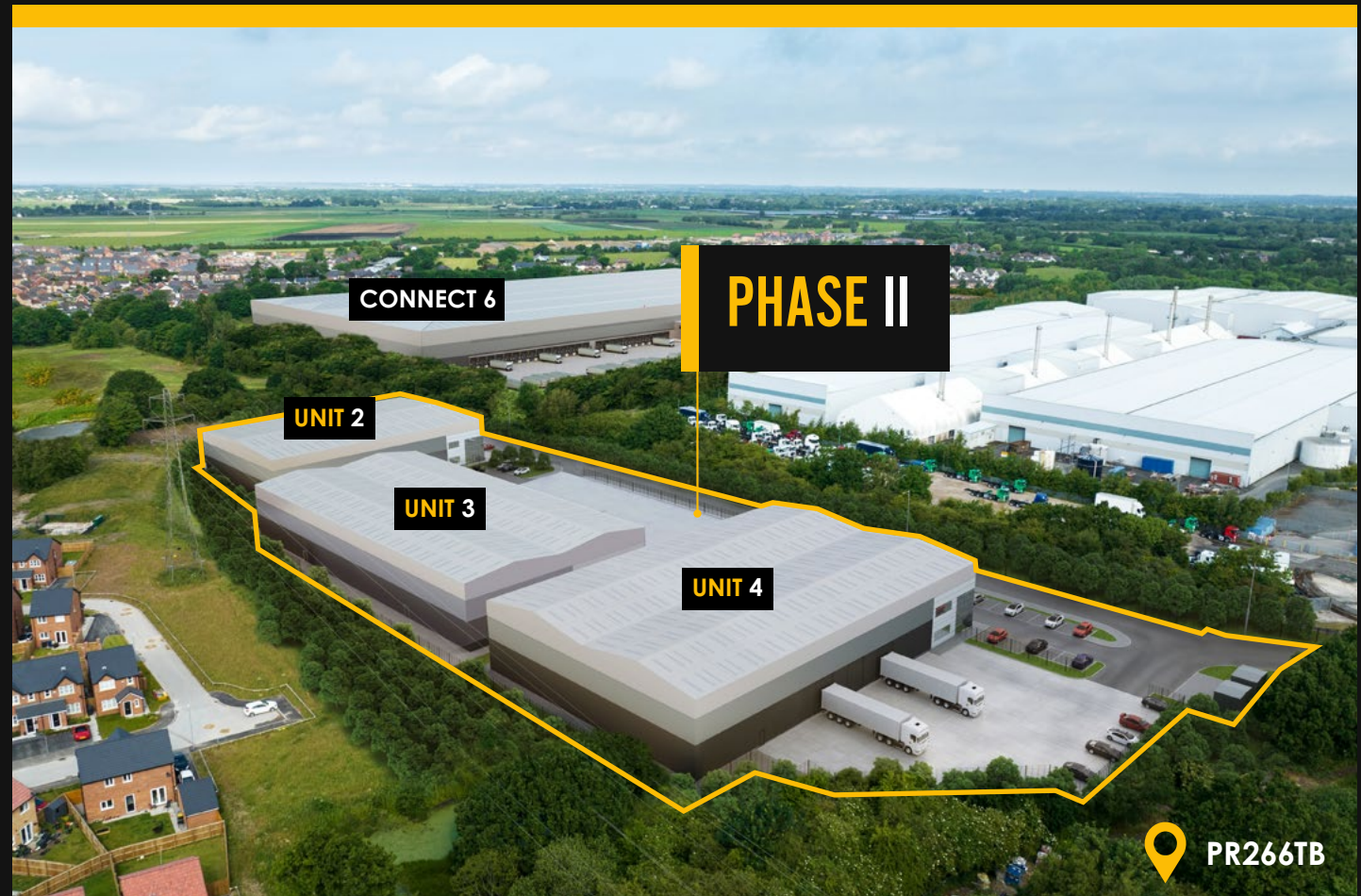
The premises are available To Let on new FRI leases subject to terms to be agreed. Alternatively, the premises are available For Sale. Bespoke packages are available.

## VIEWINGS & SITE VISITS

By appointment only with the joint agents.

**FARINGTONPARK.CO.UK**

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