

- 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





PHASE II FARINGTON PARK.

M6 LEYLAND

GENERAL SPECIFICATION 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

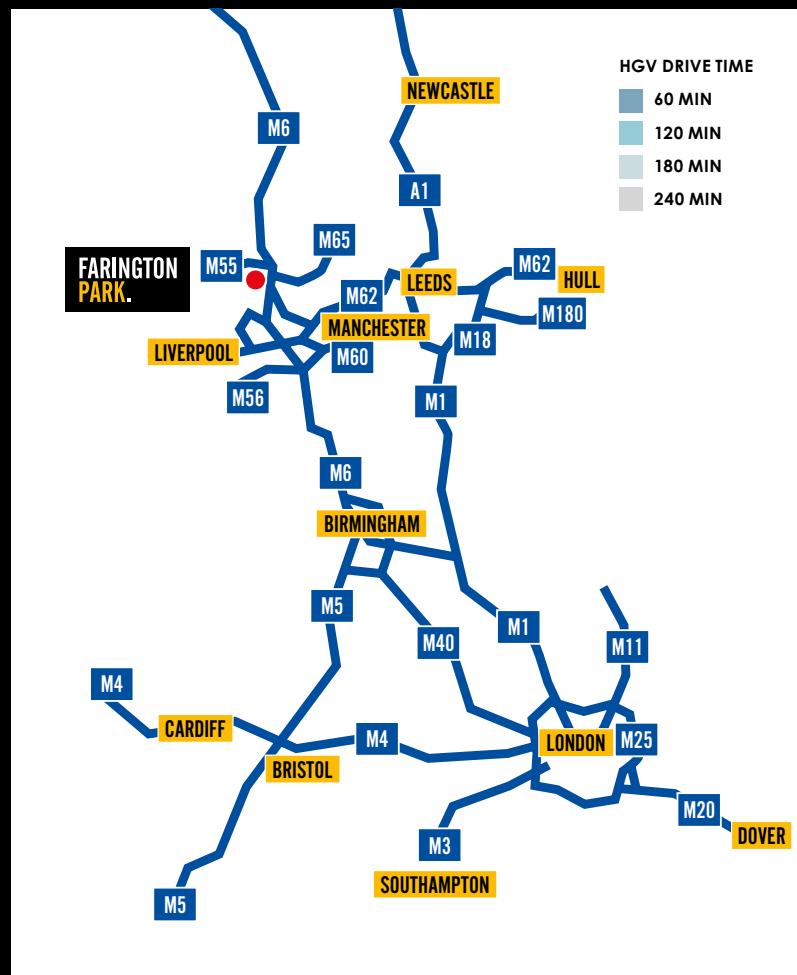


30M
YARD DEPTH

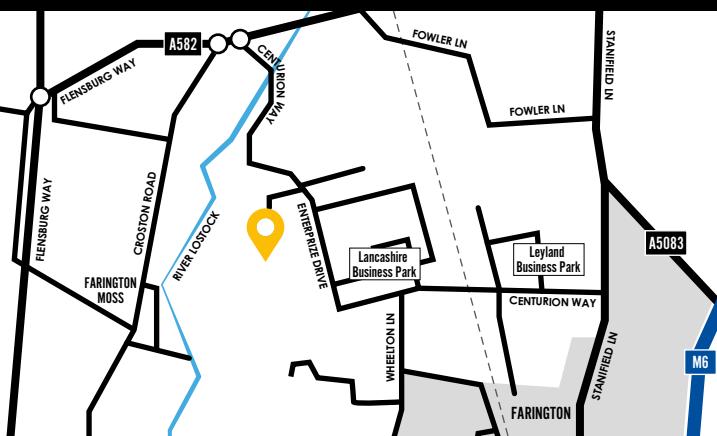
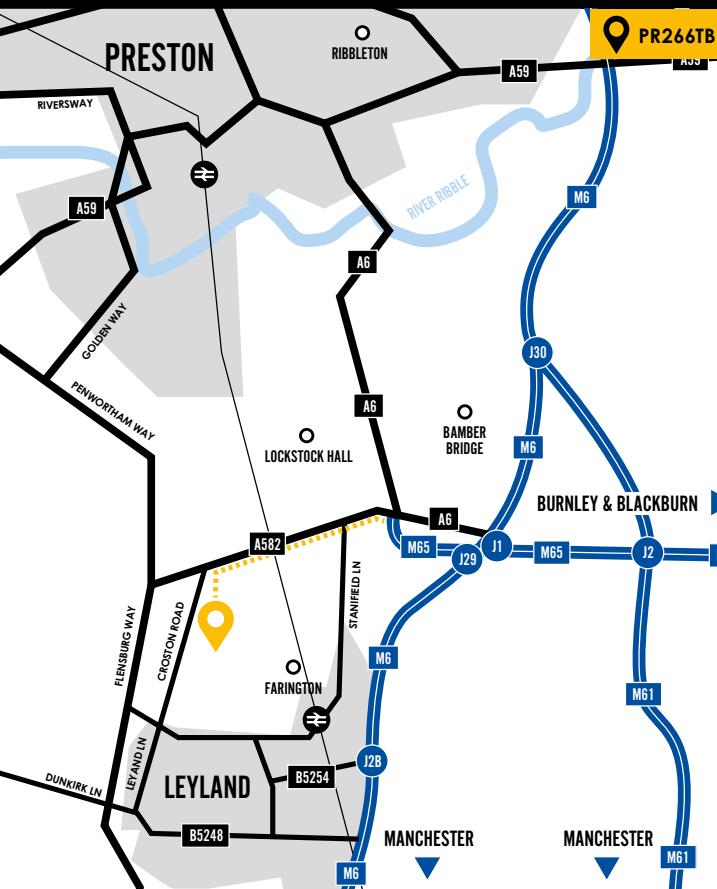


300KVA
POWER SUPPLY

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

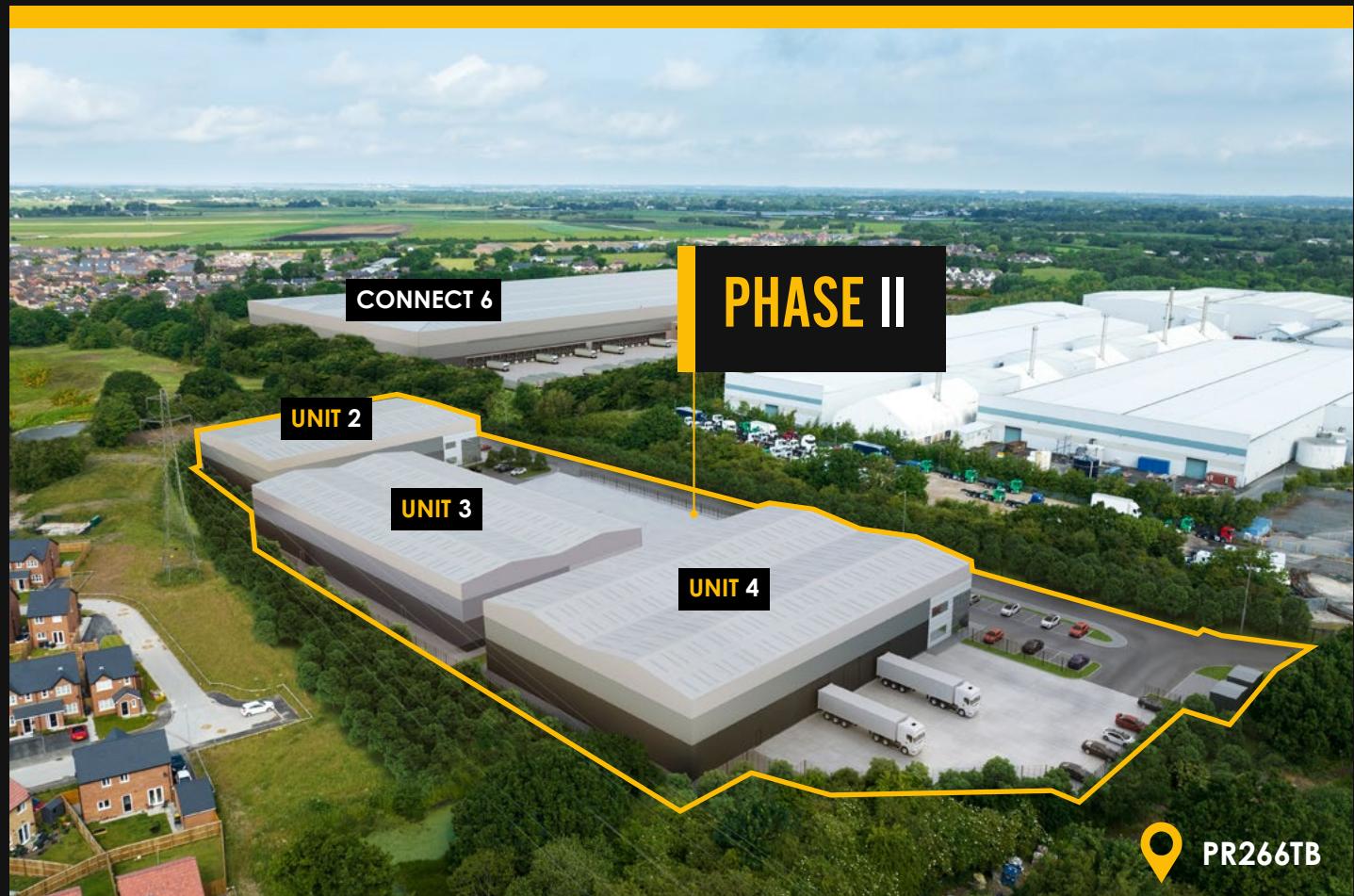
PHASE II FARINGTON PARK. M6 LEYLAND

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

MISREPRESENTATION ACT: Knight Frank & Cushman & Wakefield for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Knight Frank & Cushman & Wakefield has any authority to make any representation or warranty whatsoever in relation to this property. OCT 2022.

SAM ROYLE
Partner
+44 (0) 7793 808 264
sam.royle@knightfrank.com

BRADLEY NORTON
+44 (0) 7870 393145
bradley.norton@knightfrank.com

ROB TAYLOR
Partner
+44 (0) 7825 193365
rob.p.taylor@cushwake.com

LAURENCE DAVIES
+44 (0) 7385 410942
Laurence.Davies@cushwake.com

Knight Frank
0161 833 0023
KnightFrank.co.uk

CUSHMAN & WAKEFIELD
0161 235 8998
cushmanwakefield.co.uk