

for further details contact the agents:

King Sturge
0161 236 8793
www.kingsturge.com

0161 834 7187
GVA Grimley
81 Fountain Street, Manchester M2 2EE
www.gvagrimley.co.uk

**LITTLER
YOUNG**
01772 88 64 64
www.littleyoung.co.uk

take a 360° virtual tour at www.therevolutionchorley.com



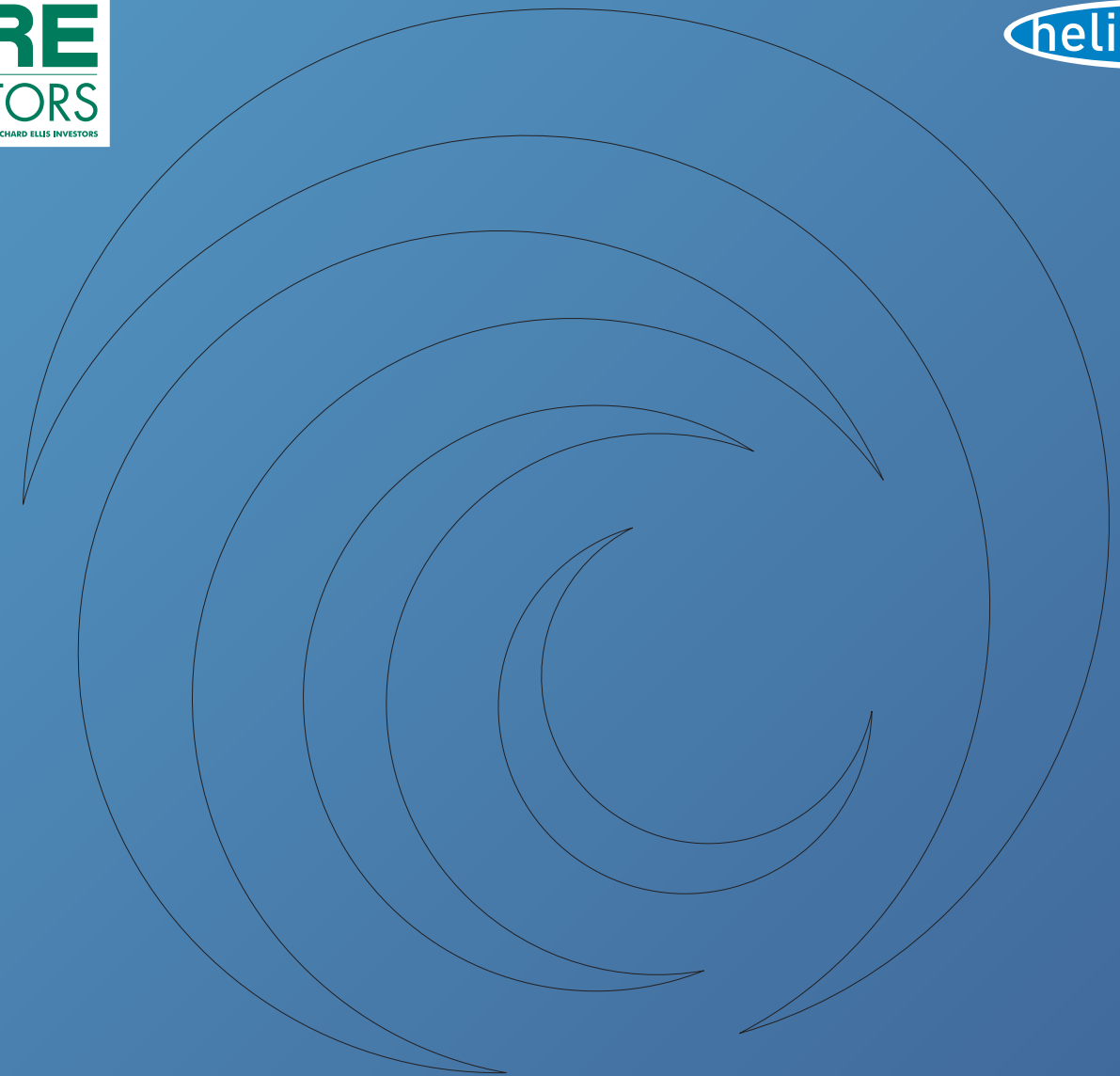
working together bringing jobs to Chorley

www.helioslough.com



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October 2008.

designed by allen design group © 2008 | t: 01226 249921 | t: 031 7523 2125 | e: pose@alldesigngroup.com | w: alldesigngroup.com (15009)



www.therevolutionchorley.com

AT BUCKSHAW VILLAGE | CHORLEY | LANCASHIRE | J28/M6 | J8/M61
2 industrial and logistics buildings in a unique landscaped environment

r² - 198,610 sq ft (18,450.89 sq m) | r⁴ - 232,102 sq ft (21,563 sq m)



JOIN **therevolution** AT BUCKSHAW VILLAGE

TAKE A 360° VIRTUAL TOUR AT
WWW.THEREVOLUTIONCHORLEY.COM

a great place to

work



The Revolution is a 128 acre (52 Ha) high quality logistics and industrial park, forming part of one of the largest mixed use projects in the North West - Buckshaw Village - a 500 acre (202 Ha) scheme comprising 2000 plus new homes, community facilities, business space, a new railway station, hotels and a new local district centre.



The Revolution provides a headquarters quality business environment, with rapid access to the M6 (J28) and M61 (J8) within 1 mile of the site. Manchester Airport is within 30 minutes.

2 high quality buildings are now available:
r² - 198,610 sq ft (18,451 sq m)
r⁴ - 232,102 sq ft (21,563 sq m)

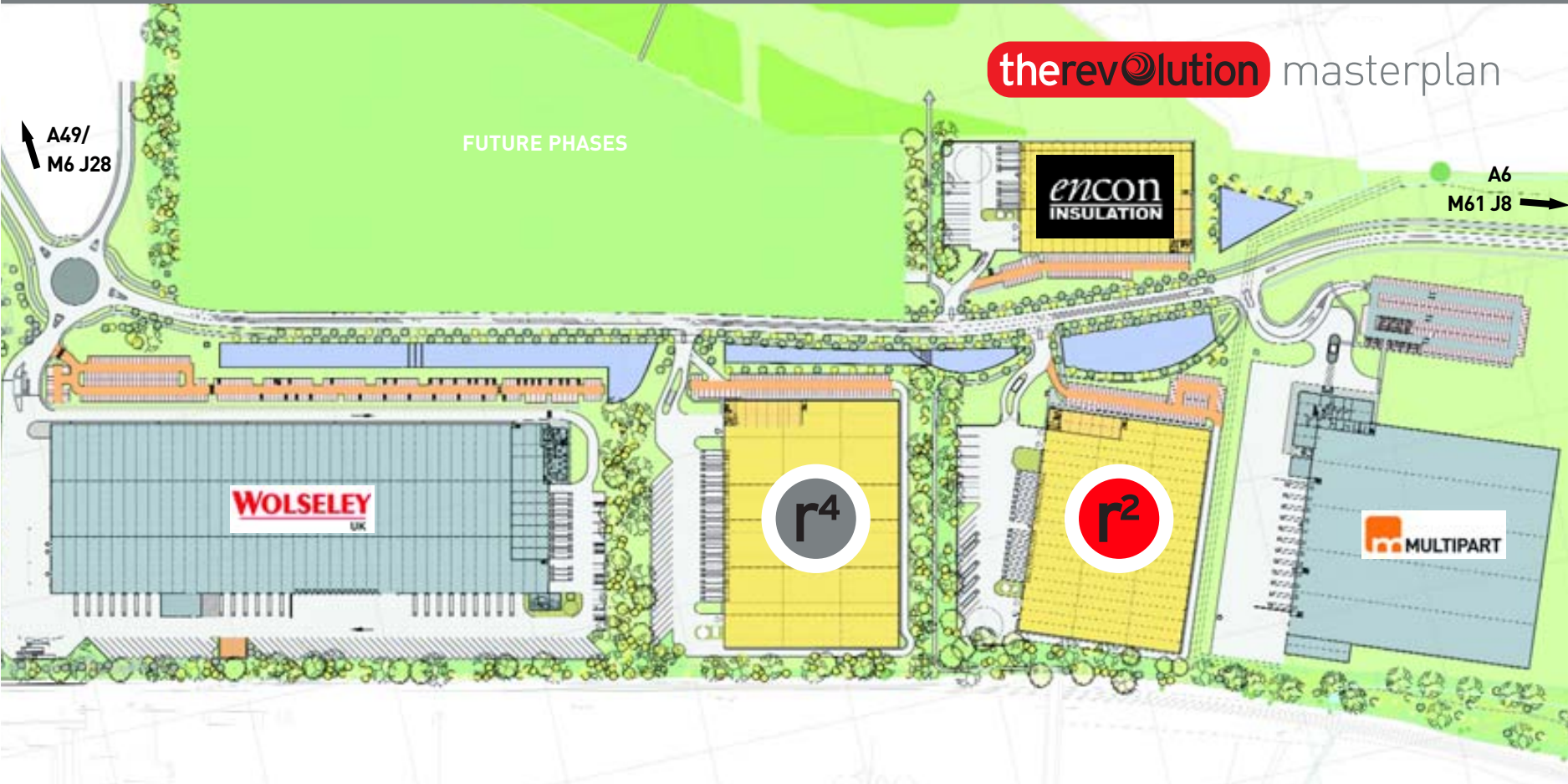


Sustainability is a key aspect of the development, each building incorporates leading architectural design, and achieves a BREEAM "Very good" rating. Sustainable construction and design features are integral.

The Revolution is one of the North West's designated Strategic Sites and has already attracted major corporates **Wolseley UK**, **Multipart** and **Encon**, who have all located distribution centres on site due to its location, environment, infrastructure, demographics and amenities.

Chorley offers a high quality of life; a large rural community, glorious countryside, great communications, well performing schools and a balanced housing market with a good choice of housing. Businesses locating in Chorley are therefore able to attract and retain a highly skilled workforce. As a result, Chorley enjoys a prosperous and thriving local economy. It is a great place to live and work.

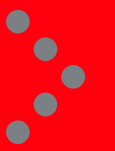




a great



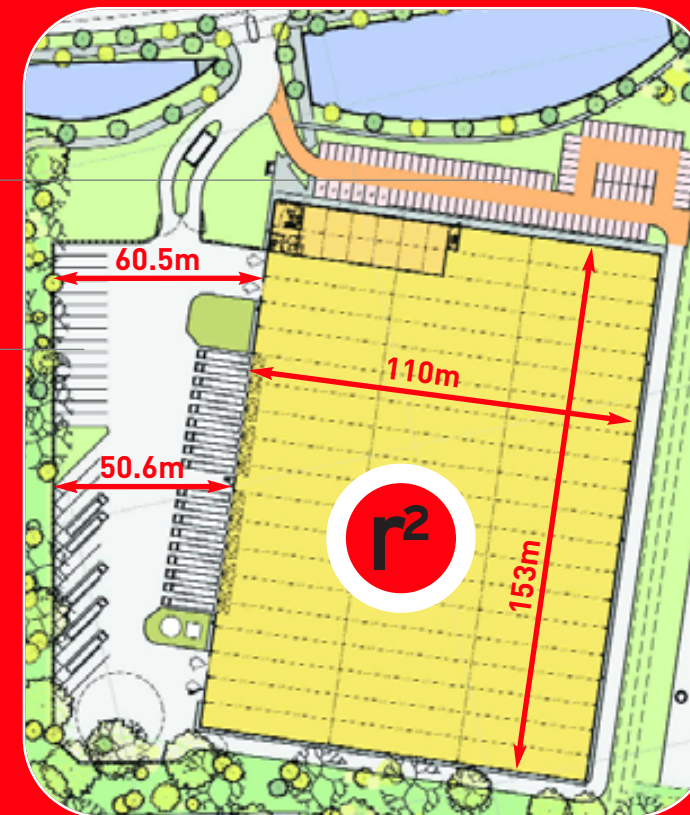
space



the specification...

105 car park spaces

28 HGV parking spaces



| Accommodation | | |
|--------------------------|----------------------|-----------------------|
| Warehouse/Production | 174,793 sq ft | 16,238.22 sq m |
| Office Ground | 8,000 sq ft | 743.25 sq m |
| Office First | 7,817 sq ft | 726.17 sq m |
| Office Second (Unfitted) | 8,000 sq ft | 743.25 sq m |
| Total Floor Area | 198,610 sq ft | 18,450.89 sq m |

| | | |
|-----------|-------------|----------|
| Site Area | 10.46 acres | 4.23 Ha. |
|-----------|-------------|----------|

| | |
|---------------|-----------|
| Haunch Height | 12 metres |
|---------------|-----------|

| | |
|-----------------------------|-------------------------|
| Number of Loading Docks | 18 no. |
| Number of Level Entry Doors | 2 no. (plus 2 retrofit) |

| | |
|-------------------------------|-----------------------------|
| Warehouse Floor Specification | FM 2 Special/AR1/50 KN/sq m |
|-------------------------------|-----------------------------|

| | |
|-------------|------------|
| HGV Parking | 28 Spaces |
| Car Parking | 105 Spaces |

| | |
|--------------|---------|
| Power Supply | 900 KVA |
|--------------|---------|

| | |
|---------------|-----------|
| BREEAM rating | VERY GOOD |
|---------------|-----------|

SUSTAINABILITY - Each building incorporates a range of sustainable features including:

- Low water use appliances including low flow taps, toilets and waterless urinals
- Landscaping from local provenance vegetation
- 100% recycled ceiling tiles throughout the office areas
- 15% roof light provision to warehouse
- Low VOC (volatile organic compounds) paints
- Recycled partitions
- Energy efficient T5 lighting to offices.
- Roof designed to take Photo Voltaic roof panels
- Certified timber from the Forest Stewardship Council
- Recycled office floor finishes
- Re use of 6F2 crushed concrete
- Recycled amenity and toilet floor finishes
- All contractor waste from construction has been recycled off site.

Terms

The building is available on a Freehold or Leasehold basis on terms to be agreed.



therevolution



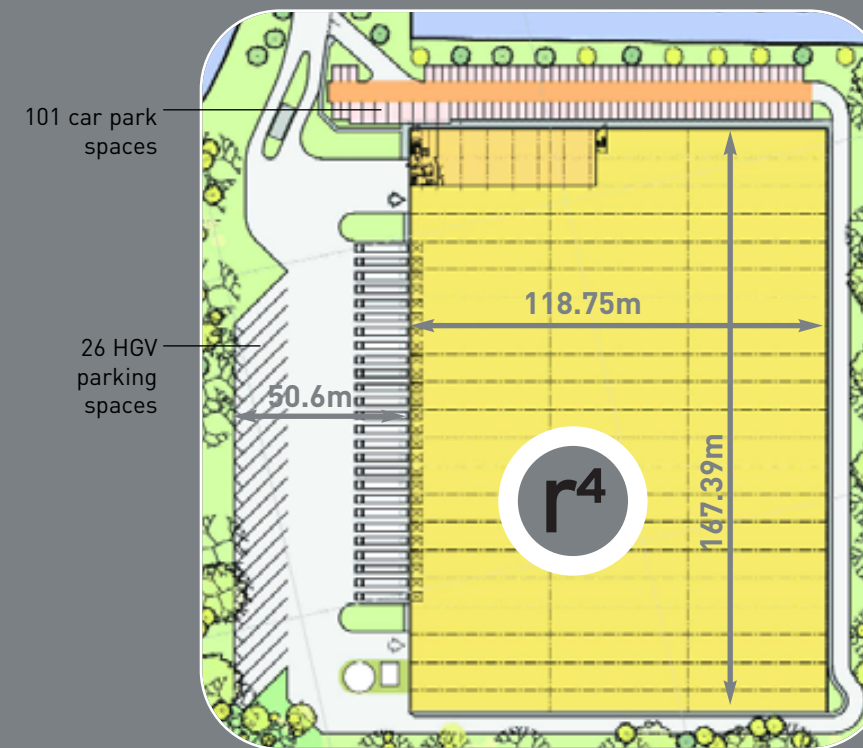
a great



design



the specification...



| Accommodation | | |
|--------------------------------|----------------------|--------------------|
| Warehouse/Production | 204,202 sq ft | 18,971 sq m |
| Office (2 Floors) | 18,600 sq ft | 1,728 sq m |
| Second Floor Office (Unfitted) | 9,300 sq ft | 864 sq m |
| Total Floor Area | 232,102 sq ft | 21,563 sq m |

| | | |
|-----------|------------|---------|
| Site Area | 9.69 acres | 3.92Ha. |
|-----------|------------|---------|

| | |
|---------------|-----------|
| Haunch Height | 12 metres |
|---------------|-----------|

| | |
|-----------------------------|-------------------------|
| Number of Loading Docks | 20 no. |
| Number of Level Entry Doors | 2 no. (plus 2 retrofit) |

| | |
|-------------------------------|-----------------------------|
| Warehouse Floor Specification | FM 2 Special/AR1/50 KN/sq m |
|-------------------------------|-----------------------------|

| | |
|-------------|------------|
| HGV Parking | 26 Spaces |
| Car Parking | 101 Spaces |

| | |
|--------------|---------|
| Power Supply | 900 KVA |
|--------------|---------|

| | |
|---------------|-----------|
| BREEAM rating | VERY GOOD |
|---------------|-----------|

SUSTAINABILITY - Each building incorporates a range of sustainable features including:

- Low water use appliances including low flow taps, toilets and waterless urinals
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The building is available on a Freehold or Leasehold basis on terms to be agreed.

a great place for

business ::



The Revolution is a highly prestigious development set on 128 acres (52 Ha) and is Lancashire's prime industrial/distribution location. The scheme forms part of the successful Buckshaw Village development, which, with over 500 acres (202 Ha), is one of the largest mixed use projects in the North West - including over 2,000 new homes, local retail and leisure facilities and a proposed new railway station.



- Low density high quality landscaped environment
- High Quality infrastructure
- Strategic location giving immediate access to Junction 8 of the M61 (within 1 mile) and rapid access to Junction 28 of the M6. In addition, the scheme provides easy access to the M65, M62 and M55 motorways
- Close proximity to large residential areas for skilled and unskilled labour
- 2.25m people within a 30 minute drive time
- Wide range of leisure, sporting amenities and community district centre within Buckshaw Village
- Proposed new railway station serving Preston and Manchester city centre and airport
- High profile occupiers **Wolseley UK, Multipart** and **Encon** already on site.



For business assistance contact:

The Economic Development Team,
Chorley Council, Civic Offices,
Union Street, Chorley, Lancashire PR7 1AL

T: 01257 515300
W: www.chorley.gov.uk
E: edu@chorley.gov.uk



therevolution



Leading businesses Choose **Chorley**

TILEVISION



Allan Jones, Chairman
Porter Lancastrian and Tilevision

"...good communications are vital to the efficiency of our businesses."

Porter Lancastrian & Tilevision

"My decision to relocate Porter Lancastrian and Tilevision to Chorley was based on several considerations, availability of premises, location and proximity to a loyal workforce, good communications are vital to the efficiency of our businesses. Chorley is the ideal location, it has excellent access to the National Motorway network and our premises are within a couple of minutes of the M61. Our sales team travels across the globe, so the proximity to Manchester International, John Lennon and Blackpool airport is a major benefit. The nature of our manufacturing businesses requires a wide range of skilled people and we are fortunate to benefit from the availability of committed skilled people in the local area."

Porter Lancastrian and Tilevision are leading manufacturers of drinks dispense products and bathroom televisions.

Tenon



Martin Kirby, Managing Director
Tenon

"...our location in Chorley allows us to attract high quality people from around the region"

Tenon

"Good communications are essential for a service sector business such as ourselves; it enables us to maintain strong local and regional relationships by ensuring that our people can reach our customers. Our location in Chorley allows us to attract and retain high quality people from around the region."

Tenon is a leading provider of accounting and business advice to entrepreneurs and owner-managed and private businesses.

MULTIPART



Chris Gateley, Managing Director
Multipart

"...our distribution centre has superb access to the national motorway network"

Multipart

"As a national automotive supply chain business we chose Chorley primarily due to its strategic location. Our distribution centre has superb access to the national motorway network via the M6 and M61. We identified the need to secure a purpose built head office and national distribution centre in 2004 and were delighted to secure a site on the Strategic Regional Site at Chorley on which to expand our business. We have a loyal and well motivated team many of whom are from the local area."

Multipart are an Automotive Supply Chain Logistics provider, operating a national logistics business offering next day delivery to the whole of the UK from Chorley.

WOLSELEY
UK



Tony Kenny, General Manager
Chorley DC

"...Chorley is a first class location for us to serve our growing network"

Wolseley

"Wolseley UK carefully selected The Revolution after an exhaustive search. Chorley is a first class location for us to serve our growing network. We were impressed by the quality of the infrastructure, landscaping and environment, and its strategic location within a mile of two major motorway junctions. There is a superb demographic catchment for workforce recruitment, who will enjoy the facilities that Buckshaw Village will provide. We worked very closely with Chorley Borough Council and Runshaw College who tailored a training and recruitment package to suit our business model, we opened in February 2008 and have a staff of 250 on site."

Wolseley UK is the world's number one distributor of heating and plumbing products and is a leading supplier of builders' products to the professional market.

a great place to

visit



Directions from junction 8 M61

Exiting at junction 8 and heading west at the first roundabout, take the second exit signposted A6 north (Preston Road).

At the next set of traffic lights before the Sea View pub turn left into



Address for SAT NAV:
Buckshaw Avenue
Buckshaw Village
Chorley
PR6 7AJ

Directions from junction 28 M6

Exit at junction 28 onto Leyland Way heading east.

At the first set of traffic lights turn right onto the A49 (Wigan Road).

At the next set of traffic lights turn left (signed M61, B5248) into Buckshaw Village proceed over one roundabout and at the next set of traffic lights continue into Central Avenue.

At the third roundabout turn left into Buckshaw Avenue which leads into

