




M61 J8

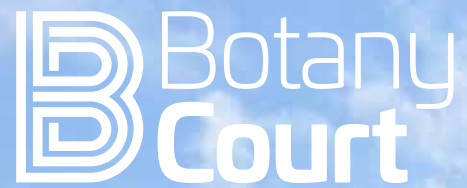


TO LET
INDUSTRIAL TRADE
COUNTER UNITS
3,017 TO 12,135 SQ FT
AVAILABLE NOW

/// PRINTOUTS.IRONIC.FELLOW

 **Botany
Court**

BOTANY BAY BUSINESS PARK
KNOWLES WAY | CHORLEY | PR6 9GW



A FLEXIBLE OPPORTUNITY TO MAKE **BOTANY COURT** YOUR OWN

Located just off the M61, Botany Court offers 42,323 sq ft of modern, flexible industrial trade units within the £220m Botany Bay Business Park development.

Part of the initial 405,386 sq ft delivered on site, with a further 322,560 sq ft coming in phase two, Botany Court is designed for growing businesses that need quality space and connectivity.

Join major names like Costa, Greggs, and Central Co-Op and be part of Chorley's fast-rising commercial hub.





Premier Inn

↑ TO WHEELTON & J3 M65

A674



David Lloyd
— CLUBS —

↙ TO J8 & CHORLEY TOWN CENTRE

PANNELLI **THE SERENITY LAB**
freewheel autos
SIPKITSUK **EPA CONSTRUCTION**
MODULAR BUILDINGS EPA COMPANY

BLACKBURN ROAD



CANAL MILL

J8

↙ TO PRESTON, M65, M6 & THE NORTH

M61

TO BOLTON, MANCHESTER & THE M60/M62/M56 →

SITE PLAN

B Botany Court



ACCOMMODATION

UNIT 1	3665 sq ft
UNIT 2	Let
UNIT 3	3,085 sq ft
UNIT 4	Let
UNIT 5-8	Let
UNIT 9-10	Let
UNIT 11	Let
UNIT 12	Let
UNIT 13-14	Let



FUTURE-PROOFED SPECIFICATION

Botany Court provides the following features:



FLEXIBLE LEASE TERMS WITH IMMEDIATE OCCUPATION



7M CLEAR HEIGHT



OPTIONS TO COMBINE



OVERHEAD SECTIONAL DOORS



BESPOKE FIT OUT SOLUTIONS AVAILABLE



DESIGNATED CAR PARKING SPACES



POWER SUPPLY 50 KVA PER UNIT



FULLY SECURE SITE

Botany Court

C14

UNIT AVAILABLE
TO LET



DESIGNATED CAR PARKING SPACES



UNITS FROM 3,017 TO 12,135 SQ FT



B Botany
Court






GALLERY

SURROUNDED BY A WEALTH OF LOCAL TALENT




CHORLEY 

POPULATION
117,900

16-64 | **61.4%**
POPULATION AGE


75.4%
EMPLOYMENT RATE

PRESTON 

POPULATION
147,600

16-64 | **65.3%**
POPULATION AGE

64.1%
EMPLOYMENT RATE

BOLTON 

POPULATION
296,000

16-64 | **61.3%**
POPULATION AGE

69.1%
EMPLOYMENT RATE

Botany Bay Business Park offers strong logistics viability due to its proximity to the motorway network, facilitating efficient transport links to major cities in the UK.

The area is close to the M61 motorway, providing quick links to Manchester, Preston, and beyond. Chorley railway station, just a short drive away, offers frequent train services to major cities and towns, facilitating easy commuting.

Local bus services also operate in the vicinity, connecting the area to nearby communities and essential amenities. This combination of motorway, rail, and bus services ensures that Botany Court is well-served by a comprehensive transport network.

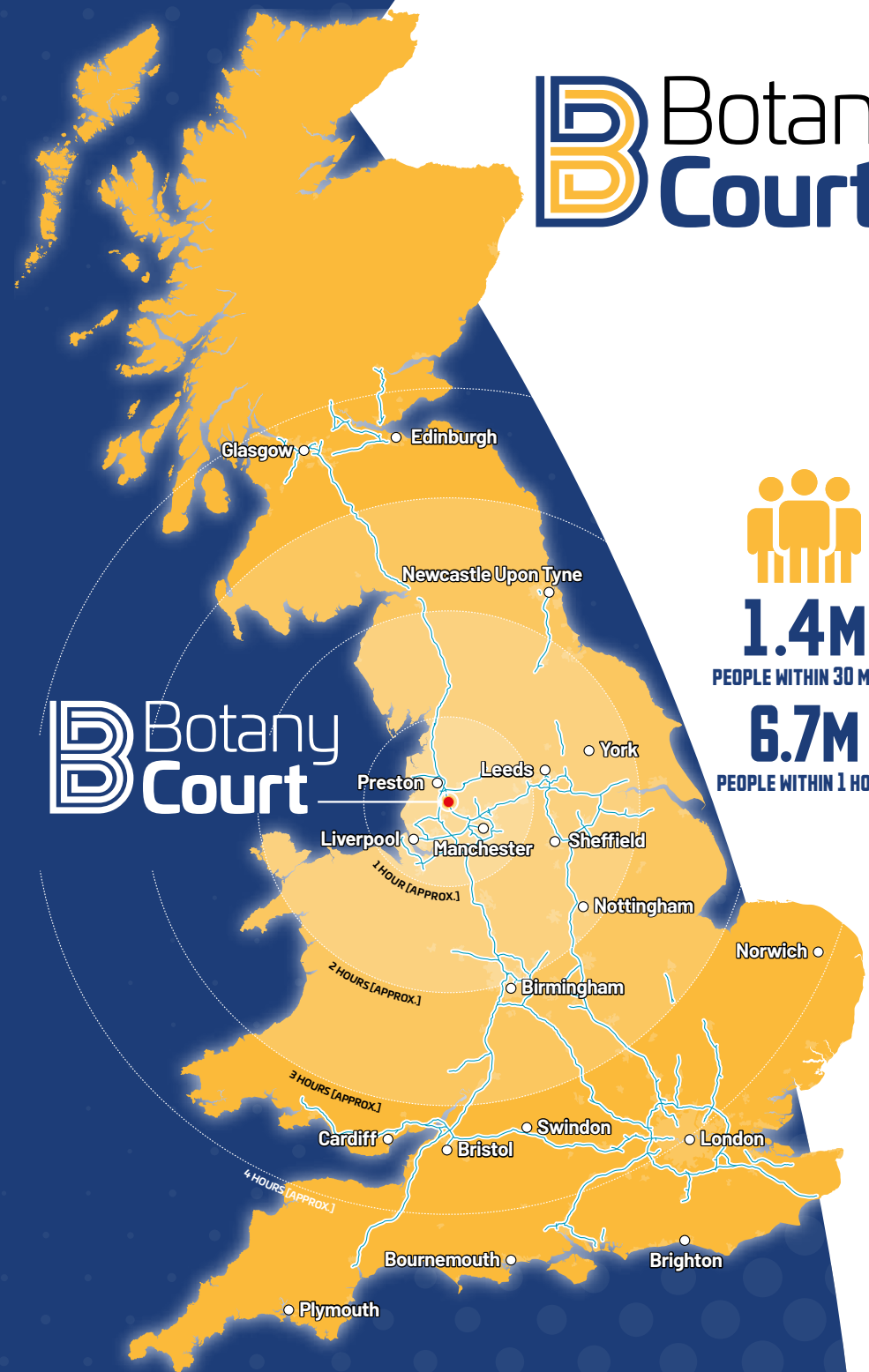
IDEALLY LOCATED

DRIVE TIMES & DISTANCES



M61	1 mins	0.2 miles
M65	5 mins	3.5 miles
M6 (Jcn 29)	6 mins	4.9 miles
M60	18 mins	17 miles
Preston	16 mins	8 miles
Manchester	30 mins	22 miles
Leeds	60 mins	55 miles
Liverpool	45 mins	30 miles
Birmingham	105 mins	101 miles
London	230 mins	222 miles
Manchester Airport	35 mins	31 miles
Liverpool Airport	45 mins	46 miles
East Midlands Airport	110 mins	110 miles
Port of Liverpool	50 mins	38 miles

Botany Court



1.4M

PEOPLE WITHIN 30 MINS

6.7M

PEOPLE WITHIN 1 HOUR

Botany Court



Botany Court

FOCUSSING ON ENERGY SAVING, WELLBEING AND IMPROVING YOUR WORKING ENVIRONMENT



Sustainability & wellbeing has been at the forefront of the design at **Botany Court Chorley**. The building will offer a BREEAM Very Good rating, EPC A, solar PV panels and electric vehicle charging points.



ACCREDITATION
TARGETING BREEAM
VERY GOOD / EPC A



WALKING
CANAL WALKS
ADJACENT TO SITE



SOLAR POWER
SOLAR PV READY
ROOF EFFICIENCY



EXERCISE
FITNESS GYM WITHIN
0.5 MILE OF THE SITE



GETTING TO & FROM WORK
CYCLE STORES
AND EV CHARGING



AMENITY
FOOD & BEVERAGE
OFFERINGS ON SITE



Botany Court

A DEVELOPMENT BY



Ryan White
M: 07352 742 761
rwhite@fi-rem.com

Curt Parkinson
M: 07341 991 759
cparkinson@fi-rem.com



Ruth Leighton
M: 07716 077 324
ruth.leighton@jll.com

Megan Kavanagh
M: 07927 674 573
megan.kavanagh@jll.com



Michael Cavannagh
M: 07909 682 153
michael@tdawson.co.uk

Jason Rawson
M: 07909 682 152
jason@tdawson.co.uk



James Goode
M: 07891 810 260
j.goode@box4realestate.co.uk

Sam Royle
M: 07793 808 264
s.royle@box4realestate.co.uk

BOTANYBAYBUSINESSPARK.COM

FIREM Ltd for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of FIREM Ltd or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) FIREM Ltd cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of FIREM Ltd (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of FIREM Ltd, its employees or servants, FIREM Ltd will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently, April 2026. Designed and produced by Creativeworld Tel: 01282 858200.