

CANAL MILL | BOTANY BROW | CHORLEY PR6 9AF



BOTANYBAYBUSINESSPARK.COM

**NEW BUILD
INDUSTRIAL UNITS FROM
2,000 TO 32,120 SQ FT**



FLEXIBLE INDUSTRIAL OPPORTUNITIES

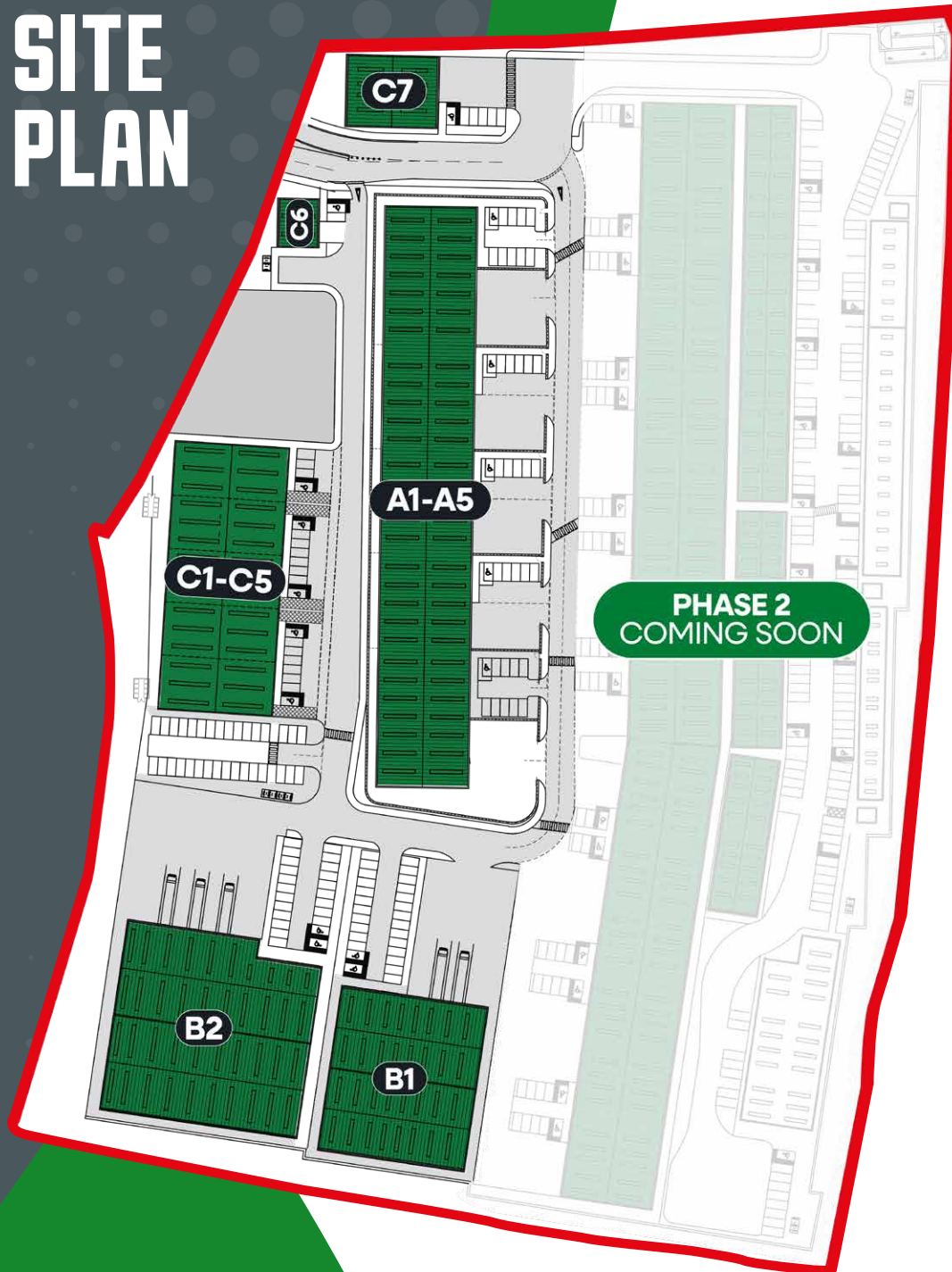


Part of our modern £220m new build development, Botany Hill offers unrivalled, high-quality industrial space just off the M61 in Chorley. Totalling 322,560 sq ft, Botany Hill offers flexible industrial trade units.

Chorley is fast becoming a hotspot for large businesses, with national names such as Costa Coffee, Greggs and Central Co-Op now open at Botany Bay Business Park - attracted by the town's excellent transport links and high-quality industrial space on offer.



SITE PLAN



ACCOMMODATION

UNITS	GROUND FLOOR	FIRST FLOOR	TOTAL
	SQ FT	SQ FT	SQ FT
A1	10,000	1,000	11,000
A2	6,775	-	6,775
A3	7,500	-	7,500
A4	7,500	-	7,500
A5	10,000	1,000	11,000
B1	18,700	1,870	20,570
B2	29,200	2,920	32,120
C1	4,850	-	4,850
C2	4,850	-	4,850
C3	4,850	-	4,850
C4	4,850	-	4,850
C5	4,850	-	4,850
C6	1,500	350	1,850
C7	5,000	1,500	6,500

* ABILITY FOR ALL UNITS TO HAVE 10% MEZZANINE

SPECIFICATION



Botany Hill provides the following features:



FLEXIBLE LEASE TERMS WITH IMMEDIATE OCCUPATION



6-12M CLEAR HEIGHT



YARD DEPTH 18-35M



FLEXIBLE LEASEHOLD OPPORTUNITIES



DESIGNATED CAR PARKING SPACES



POWER SUPPLY 50 KVA PER UNIT



OPTIONS TO COMBINE



OVERHEAD SECTIONAL DOORS



BESPOKE FIT OUT SOLUTIONS AVAILABLE



UNIT SIZE UP TO 50,000 SQ FT



100,000 SQ FT DISTRIBUTION & MANUFACTURING SPACE



FULLY SECURE SITE





**NORTH WEST'S
NEWEST INDUSTRIAL
ESTATE**

BEST-IN-CLASS

**EASY NETWORK
ACCESS**

**LOCAL
LABOUR POOL**



JUNCTION 8/M61
0.5 MILES

STRATEGIC EXCELLENCE IN THE NORTH WEST



**M65
MOTORWAY**
4 MILES



**MANCHESTER TOWN
CENTRE**
25 MILES



**CHORLEY TOWN
CENTRE**
2 MILES



**BOLTON TOWN
CENTRE**
10 MILES



**BLACKBURN TOWN
CENTRE**
8 MILES



**PRESTON TOWN
CENTRE**
10 MILES

IDEALLY LOCATED

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 Bay Business Park is well-served by a comprehensive transport network.

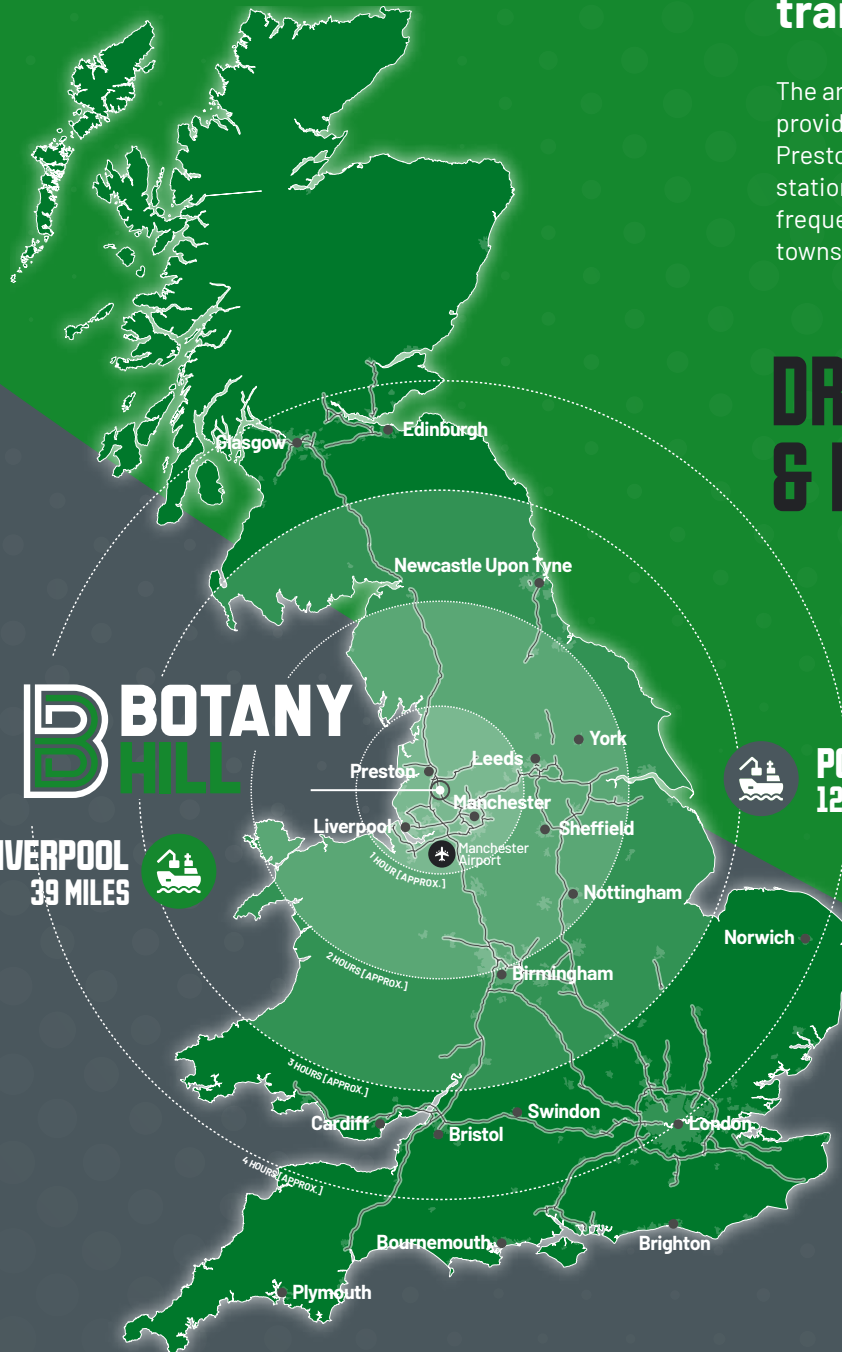


1.4M

PEOPLE WITHIN 30 MINS

6.7M

PEOPLE WITHIN 1 HOUR



DRIVE TIMES & DISTANCES

M61	2 mins	0.5 miles
M65	13 mins	5.2 miles
M6 (Jcn 29)	13 mins	5.3 miles
Preston	20 mins	10 miles
M60	28 mins	18 miles
Manchester	36 mins	25 miles
Manchester Airport	40 mins	33 miles
Liverpool	66 mins	39 miles
Port of Liverpool	45 mins	39 miles
Liverpool Airport	45 mins	47 miles
Leeds	60 mins	60 miles
Birmingham	2 hours	109 miles
Port of Immingham	45 mins	125 miles
East Midlands Airport	2 hours	128 miles
London	4 hours	222 miles



A WEALTH OF LOCAL TALENT



CHORLEY

POPULATION **117,900**

16-64 POPULATION AGE **61.4%**

EMPLOYMENT RATE **75.4%**

PRESTON

POPULATION **147,600**

16-64 POPULATION AGE **65.3%**

EMPLOYMENT RATE **64.1%**

BOLTON

POPULATION **296,000**

16-64 POPULATION AGE **61.3%**

EMPLOYMENT RATE **69.1%**



M61 MOTORWAY
0.5 MILES



M65 MOTORWAY
4 MILES



M6 MOTORWAY
5 MILES



M55 MOTORWAY
12 MILES



PORT OF LIVERPOOL
29 MILES



MANCHESTER AIRPORT
32 MILES



WIDNES FREIGHT TERMINAL
32 MILES



LIVERPOOL JOHN LENNON AIRPORT
39 MILES



PORT OF HOLYHEAD
129 MILES

16 UNITS TOTTALLING OVER 300,000 SQ FT



WITH DIRECT ACCESS TO J8 OF THE M61

SUSTAINABILITY & WELLBEING AT THE HEART OF OUR DEVELOPMENT



**EV CHARGING
POINTS**



**TARGET BREEAM
VERY GOOD**



**RAIN WATER
HARVESTING**



**SOLAR PANEL-READY
ROOFS**



**CANAL WALKS
ADJACENT TO SITE**



**ACCESSIBLE
PARKING SPACES**



**ROOF LIGHTS
10%**



CYCLE STORE

FOCUSSING ON ENERGY SAVING, WELLBEING AND IMPROVING YOUR WORKING ENVIRONMENT



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



BUILDING CHORLEY'S FUTURE DEVELOPMENTS

NEXT LEVEL LOGISTICS

At FI Developments, we're excited to be leveraging our best-in-class team to meet growing market demand and deliver Next Level Logistics sites, such as Botany Hill.

BOTANYBAYBUSINESSPARK.COM

By bringing the entire build process in house, FI Developments guarantees deliverability with shorter timelines. We're equipped to handle your bespoke property requirements, from concept to completion.

As an essential component of our business, FI Developments works closely with our in-house teams to execute an expanding pipeline of Next Level Logistics projects across the UK.

This seamless collaboration enhances our industrial and commercial offerings.

Our construction experts possess the knowledge and experience to satisfy increasing market demand for new, high-quality industrial and commercial spaces.

With a 7.5 million sq ft development pipeline, we're creating training and employment opportunities for local communities, while facilitating business growth in their respective areas.





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