



BOTANY HILL

NEW BUILD INDUSTRIAL UNITS
FROM 5,000 - 50,000 SQ FT

PHASE 1 COMPLETE
PHASE 2 COMING 2028



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 94,465 sq ft - Phase 1 complete. Future phases to be delivered in 2028.



Botany Bay has become a hotspot for large businesses, with national names such as Costa Coffee, Greggs, James Donaldson Timber 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.

Built to Perform • Designed to Adapt



POSITIONED FOR PROGRESS

GROW YOUR BUSINESS AT BOTANY HILL

Botany Hill offers a new generation of high-quality industrial space, designed with flexibility at its core. With options to combine units, generous yard depths and dedicated parking, businesses can choose a space that works today with room to adapt and grow, all within a secure, well-connected development just 0.5 miles from Junction 8 of the M61.

SURROUNDED BY INDUSTRY LEADERS

WAITROSE
& PARTNERS

Great Bear

Vernacare

BAE SYSTEMS

Royal Mail

Donaldson
Timber Systems

||BH||



FLEXIBILITY BY DESIGN

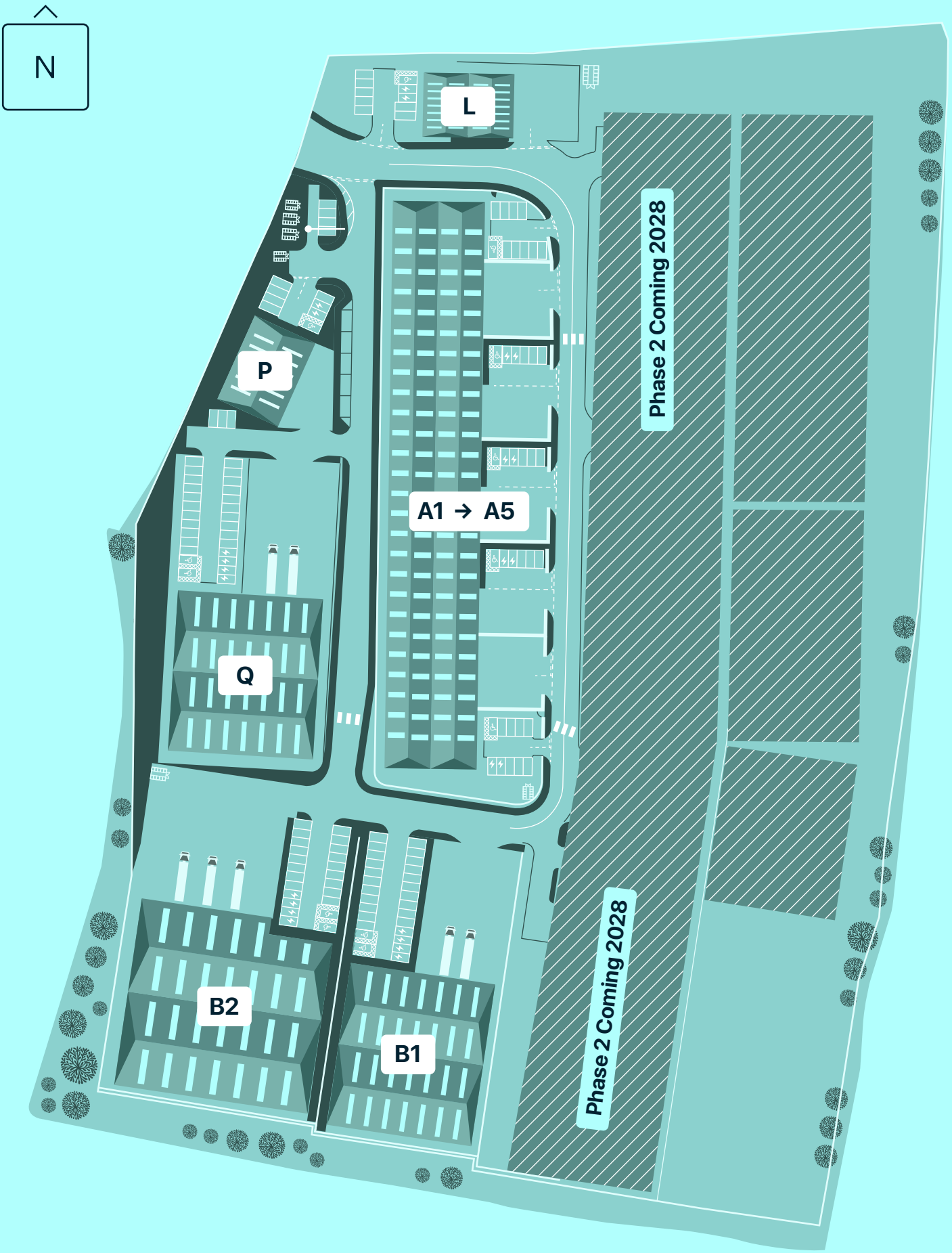
Accommodation

Units	Ground Floor	First Floor	Total Sq Ft
A1	10,000	-	10,000
A2	6,775	-	6,775
A3	7,500	-	7,500
A4	7,500	-	7,500
A5	10,000	-	10,000
B1	18,700	1,870	20,570
B2	29,200	2,920	32,120
L*	4,736	-	4,736
P	4,736	-	4,736
Q	18,700	1,870	20,570

* subject to coordination with MSE wall



Ability for All
Units to Have
10% Mezzanine



THE POWER OF PROXIMITY

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

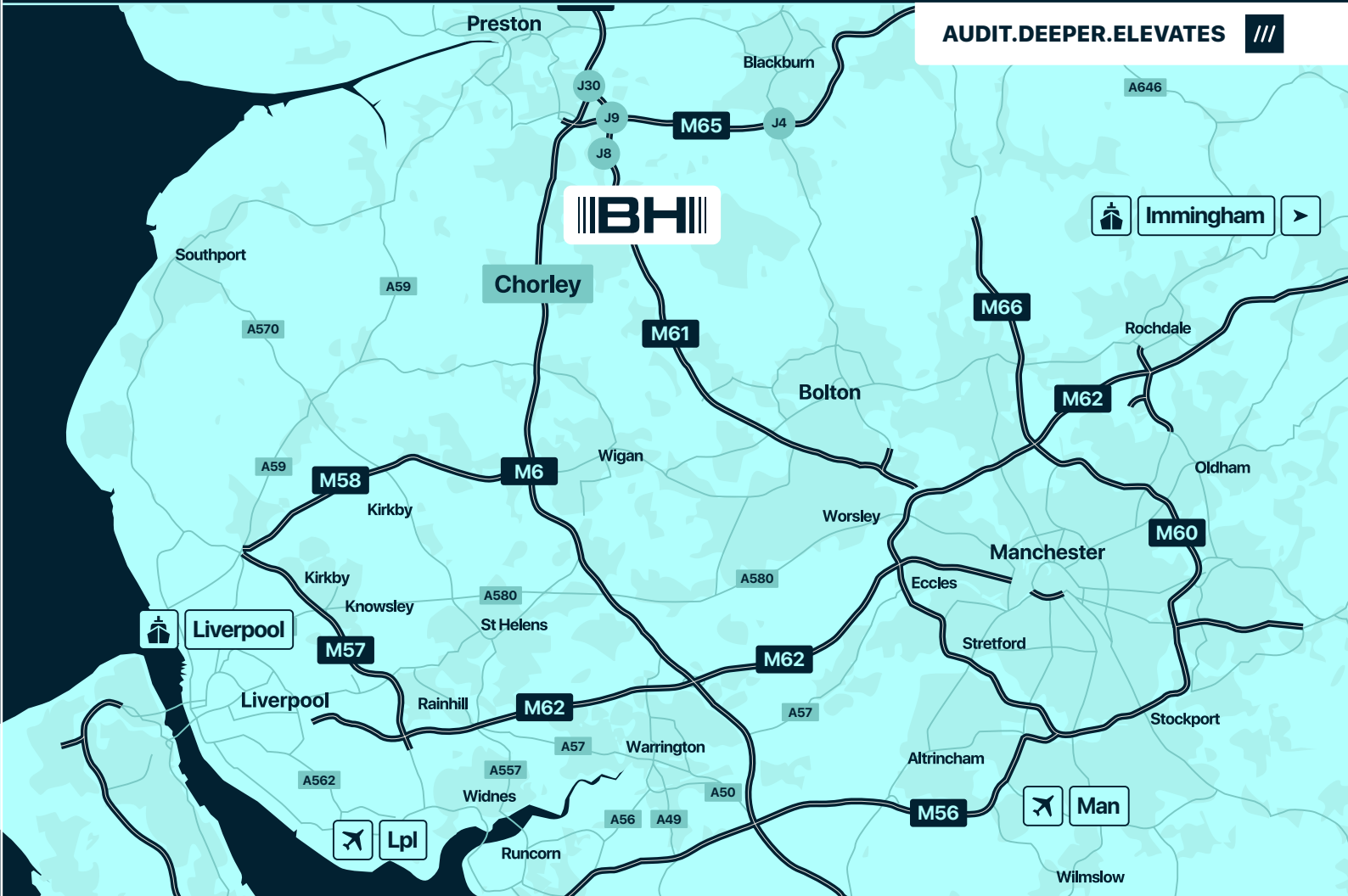
1.4M People Within 30 Mins
6.7M People Within 1 Hr

Motorways	Miles	Hrs:Mins
M61	0.5	00:02
M65	5.2	00:13
M6 (J29)	5.3	00:13
M55	12	00:19
M60	18	00:20

Cities/Towns	Miles	Hrs:Mins
Preston	10	00:20
Manchester	25	00:25
Liverpool	39	00:40
Leeds	60	01:00
Birmingham	109	01:30
London	222	04:00

Airports	Miles	Hrs:Mins
Manchester Airport	33	00:40
Liverpool Airport	47	00:45
East Midlands Airport	128	01:30

Ports	Miles	Hrs:Mins
Port of Liverpool	39	00:45
Port of Immingham	125	02:35
Port of Holyhead	129	02:20



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Designed to meet the demands of modern industrial and trade occupiers, Botany Hill combines flexible, high-quality accommodation with the practical features businesses need to operate efficiently today and adapt for tomorrow.



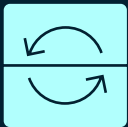
Flexible Unit Sizes
5,000 - 50,000 SQ FT



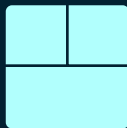
Secure Environment
Secure Site With
Dedicated Parking



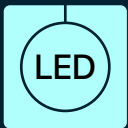
Built for Performance
8 - 12m Clear Internal Height



Efficient Operations
Sectional Loading Doors
& Generous Yard Depths



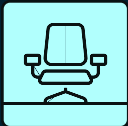
Adaptable Space
Units Can be Combined
as Your Business Grows



Lighting
LED lighting installed



Contained
Self contained yards



Ready to Work
CAT A Office Fit Outs



Power Ready
Up to 300KVA per unit



Phase 2
Design & Build Opportunities
Available for Phase 2

Every unit at Botany Hill has been designed with operational efficiency in mind. Flexible layouts, generous servicing areas and modern infrastructure provide occupiers with adaptable space that can evolve alongside changing business requirements, helping to maximise productivity from day one.

PEAK PERFORMANCE

MORE THAN A WORKPLACE

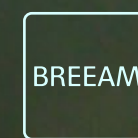


Sustainability is built into every aspect of Botany Hill. From energy-efficient buildings and EV charging infrastructure to enhanced wellbeing features and thoughtfully designed outdoor spaces, the development has been created to support businesses, their people and the environment for years to come.

Low Impact • High Performance



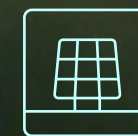
EV Charging Points



Target BREEAM Very Good



EPC A



Solar PV Ready Roofs



Canal Walks



Accessible Parking



Roof Light 10%



Cycle Store

A WEALTH OF LOCAL TALENT



Working Age Population

61.4% of Chorley's population is of working age (16–64), providing a strong local workforce for industrial, manufacturing and logistics businesses.



Employment Rate

75.4% employment rate, demonstrating an active and well-established labour market.



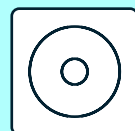
Regional Labour Pool

1.4 million people live within a 30-minute drive, giving occupiers access to a substantial recruitment catchment.



Wide Labour Catchment

6.7 million people are within a 60-minute drive, supporting long-term recruitment and business growth.



Key Population Centres

560,900 residents across Chorley, Preston and Bolton.

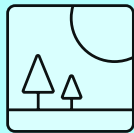
Chorley – 117,900
Preston – 147,600
Bolton – 296,000

Botany Hill benefits from access to one of the North West's strongest labour markets. Combining a substantial local workforce with excellent regional connectivity, the development provides occupiers with access to the people, skills and talent needed to support long-term business growth.



Land & Planning

Every scheme starts long before the first brick is laid. Our team identifies and secures sites in locations that work — for transport links, for labour markets, for growth — then takes each one through planning with a clear picture of the businesses it will ultimately serve. This isn't speculative development for its own sake; it's site selection shaped around real occupier demand, from single flexible units to landmark schemes.



Design & Development

Once a site is secured, our in-house design teams get to work translating a plot of land into a building that earns its keep. Eaves height, power capacity, yard configuration, loading and layout are all considered against how the space will actually be used, not fitted retrospectively around a generic shell. It's the difference between a unit that merely exists and one that helps a business run more efficiently from the day the keys are handed over, whether that's a single industrial unit or a multi-unit scheme.



Construction

This is where scale becomes tangible. Our in-house construction division is a £60 million operation in its own right, running more than 285 pieces of plant, HGVs and fleet dedicated solely to FI Group projects. With 36 excavators, dozers, dumpers, telehandlers, rollers and crushers, backed by dedicated plant yards in Wrexham and Chorley. Because we carry no external pipeline, every one of those assets is available the moment our clients need it, giving us the ability to mobilise instantly, hold to programme, and adapt when timelines shift, all without waiting on a third-party contractor's availability.



Management & Partnership

For most developers, completion is the finish line. For us, it's the start of a much longer relationship. The same Group that planned, designed and built the scheme goes on to manage it, which means tenants deal with a landlord who already understands the building inside out and who has every reason to keep it performing well. It's an approach that has helped us grow a portfolio of over 15 million sq ft of industrial, office and retail space, and one that's helped create thousands of jobs and lasting value in the communities we build in.





**BOTANY HILL
CHORLEY | PR6 8FJ**

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