



M61 J8

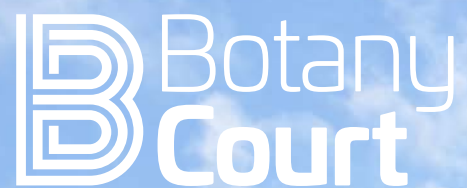
Next Level Logistics by
OFI DEVELOPMENTS
DESIGN | BUILD | RENT

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

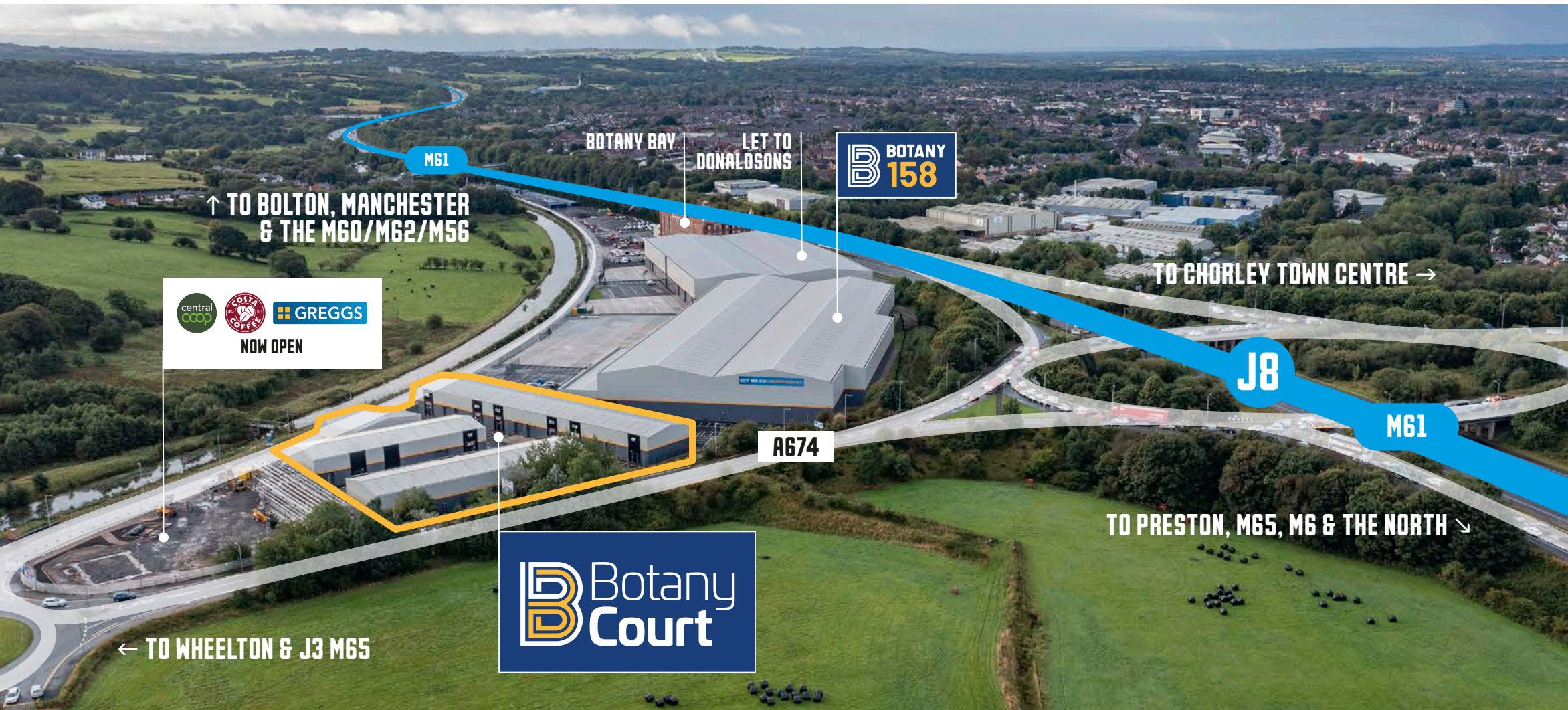
Part of our modern £220m new build development, Botany Bay Business Park, Botany Court offers unrivalled, high-quality industrial space just off the M61 in Chorley. Totalling 42,323 sq ft, Botany Court offers flexible industrial trade units.

Botany Court has been built as part of the initial 405,386 sq ft of space redeveloped at the site, while phase two will offer a further 322,560 sq ft of industrial space.

Chorley is fast becoming a hotspot for large businesses, with national names such as Costa Coffee, Greggs and Central Co-Op opening at Botany Bay Business Park in 2025 - attracted by the town's excellent transport links and high-quality industrial space on offer.



M61, JUNCTION 8 – RIGHT ON YOUR DOORSTEP...



...OFFERING A PRIME LOCATION TO BASE YOUR BUSINESS

SITE PLAN

Botany Court



ACCOMMODATION

UNIT 1	Let
UNIT 2-4	3,085 to 9,255 sq ft
UNIT 5-8	Let
UNIT 9-10	3,048 to 6,096 sq ft
UNIT 11	3,058 sq ft
UNIT 12	3,043 sq ft
UNIT 9-12 (as a whole)	12,197 sq ft
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

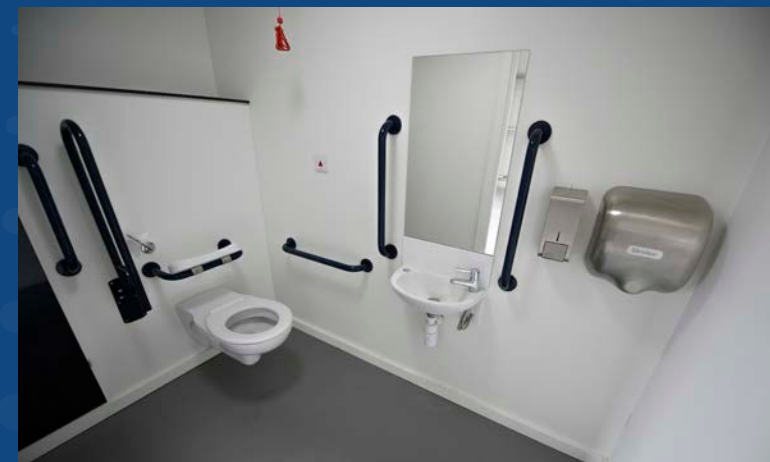
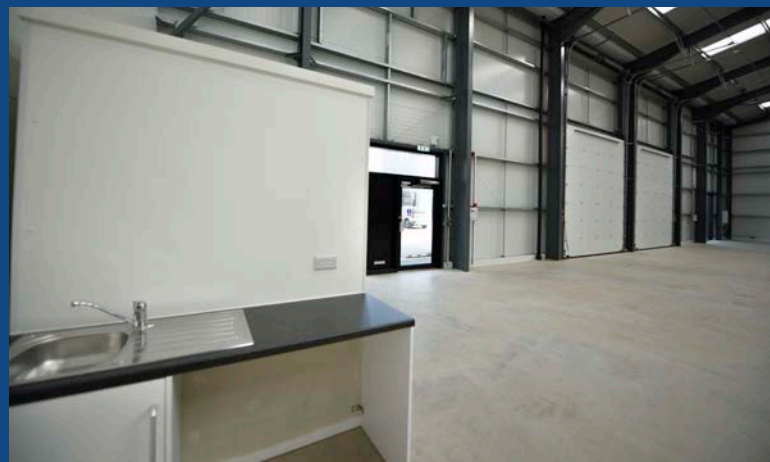
UNIT AVAILABLE
TO LET



DESIGNATED CAR PARKING SPACES



UNITS FROM 3,017 TO 12,135 SQ FT





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

Botany Court

Botany Court

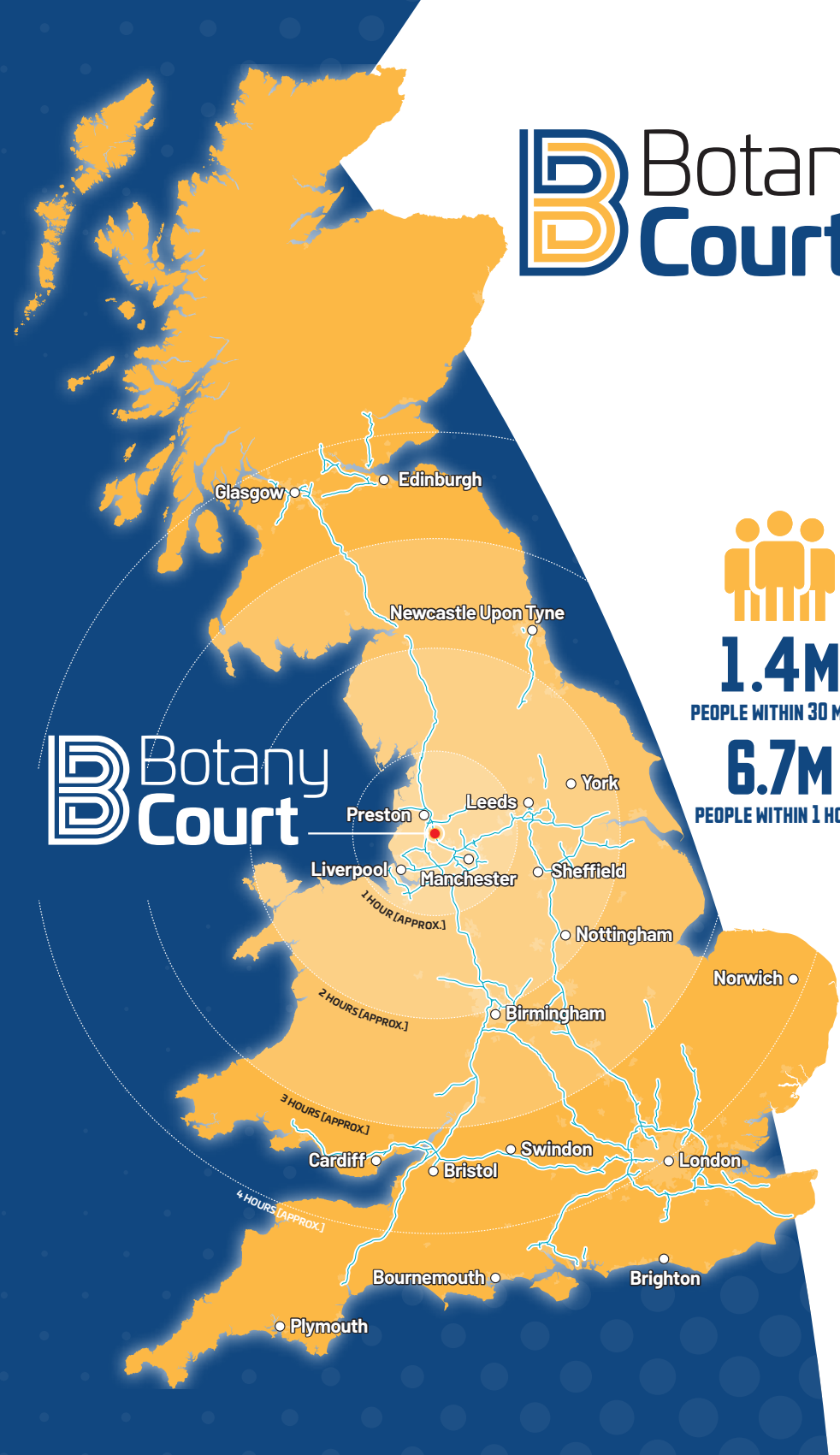


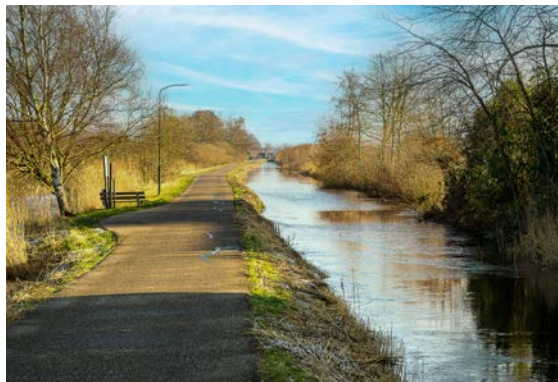
1.4M

PEOPLE WITHIN 30 MINS

6.7M

PEOPLE WITHIN 1 HOUR





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



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