

CANAL MILL | BOTANY BROW | CHORLEY PR6 9AF

Next Level Logistics by
FTI DEVELOPMENTS
DESIGN | BUILD | RENT



BOTANYBAYBUSINESSPARK.COM

**NEW BUILD
INDUSTRIAL UNIT**
20,570 SQ FT (1,911 SQ M)

 pony.crows.brighter

**B BOTANY
HILL**



FLEXIBLE INDUSTRIAL OPPORTUNITIES

DESCRIPTION

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, Phase 2 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 opening at Botany Bay Business Park in 2025 - attracted by the town's excellent transport links and high-quality industrial space on offer.



SPECIFICATION

B1 comes with the following features:



**TARGET BREEAM
VERY GOOD B1 & B2**



**10M CLEAR
HEIGHT**



**35M SECURE
YARD**



**2 OVERHEAD
SECTIONAL DOORS**



**DESIGNATED CAR
PARKING SPACES**



**POWER SUPPLY
50 KVA PER UNIT**



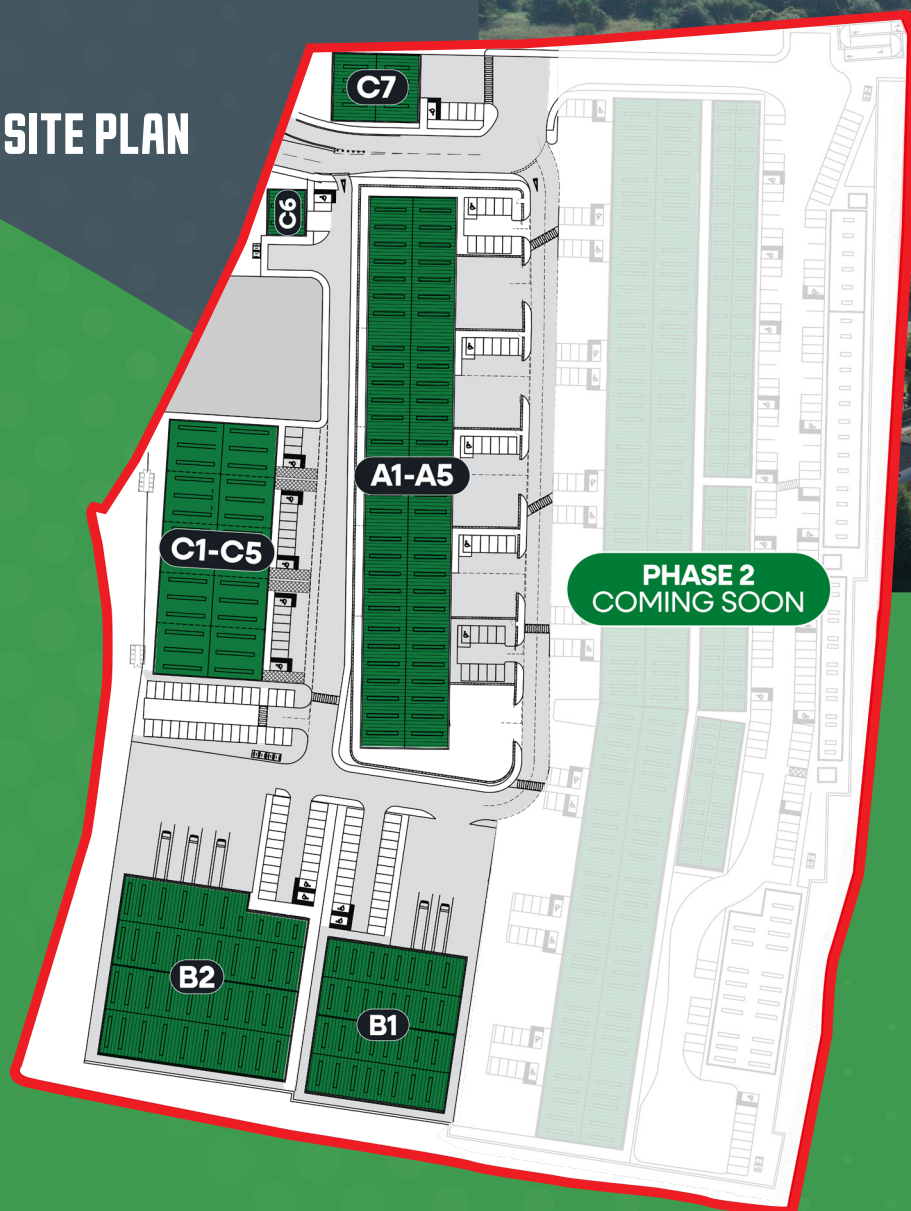
CAT A OFFICE INCLUDED



**FULLY
SECURE SITE**

BOTANY HILL

SITE PLAN



BUSINESS RATES

Business rates are provided on application. Please contact us directly for further details and to request a quote.

TERMS

Available on a leasehold basis, on terms to be agreed.

USE CLASS

A range of buildings in Use Classes E(g), B2 and B8.

LEGAL COSTS

Each Party is to bear their own legal costs incurred in any transaction.



LOCATION

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.

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
East Midlands Airport	2 hours	128 miles
London	4 hours	222 miles



A DEVELOPMENT BY



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ALL ENQUIRIES

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