



**M61 J8**

Next Level Logistics by  
**OFI DEVELOPMENTS**  
DESIGN | BUILD | RENT

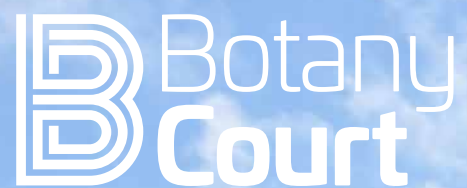
**TO LET**  
**INDUSTRIAL TRADE**  
**COUNTER UNITS**  
**3,017 TO 12,135 SQ FT**  
**AVAILABLE NOW**

/// [PRINTOUTS.IRONIC.FELLOW](http://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.







↑ TO WHEELTON &  
J3 M65

A674



David Lloyd  
— CLUBS —

↙ TO J8 & CHORLEY  
TOWN CENTRE



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	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	Let
UNIT 12	3,043 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**

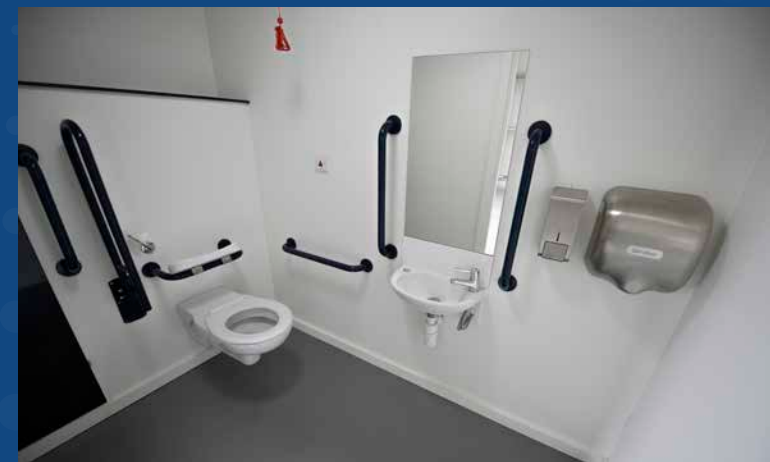
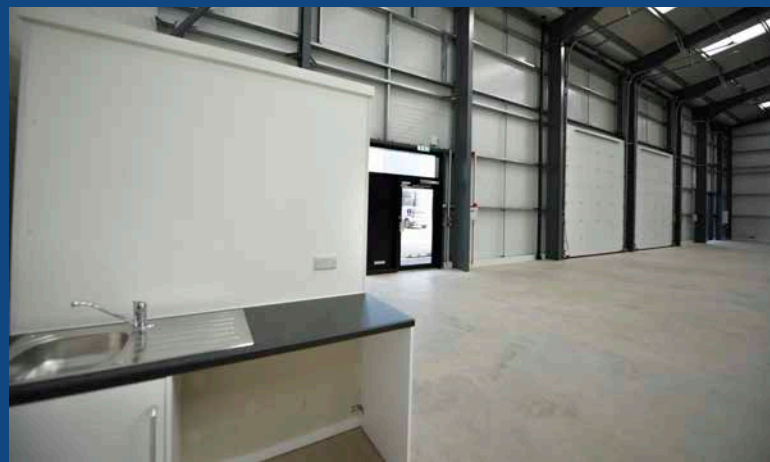


**DESIGNATED CAR PARKING SPACES**



**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**

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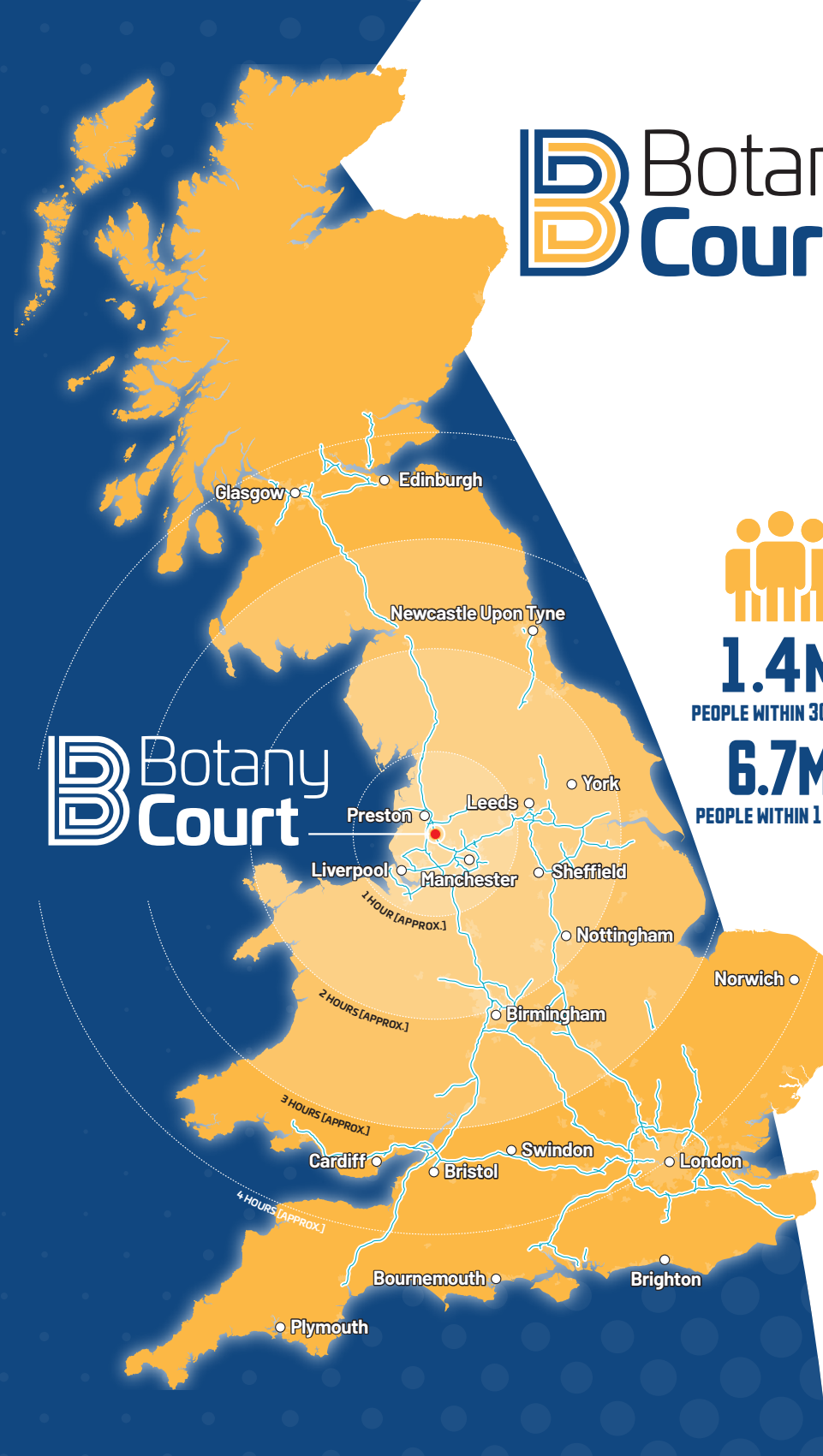


**1.4M**

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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