

INDUSTRIAL/TRADE COUNTER UNITS TO LET



FROM 3,017 SQ FT - 12,135 SQ FT
TO LET AVAILABLE NOW

CANAL MILL, BOTANY BROW, CHORLEY, PR6 9AF



[BOTANYBAYBUSINESSPARK.COM](https://www.botanybaybusinesspark.com)

WELCOME TO BOTANY BAY BUSINESS PARK



£100m redevelopment of the 21-acre Botany Bay Business Park will create more than 400,000 sq ft of unrivalled industrial and warehousing space for rent in Chorley.

An ideal location near Chorley, state-of-the-art facilities, outstanding on-site amenities and more make this an opportunity you cannot afford to miss. Block C is customisable and can be tailored to your business.

These spaces are strategically positioned near the retail units to elevate your business, tailored for trade counter enterprises aiming to draw in passing customers.

- A** DRIVE - THRU
- B - C** RETAIL & COMMERCIAL
- E - H** DISTRIBUTION & STORAGE
- I - J** START-UPS/LIGHT INDUSTRIAL



BLOCK C

UNIT 1: 3,665 SQ FT

UNIT 2-4: FROM 3,085 TO 9,255 SQ FT

UNIT 5-8: UNDER OFFER

UNIT 9-10: UNDER OFFER

UNIT 11: 3,058 SQ FT

UNIT 12: 3,043 SQ FT

UNIT 13: 3,017 SQ FT

UNIT 14: 3,017 SQ FT

UNITS FROM 3,017 SQ FT TO 12,135 SQ FT

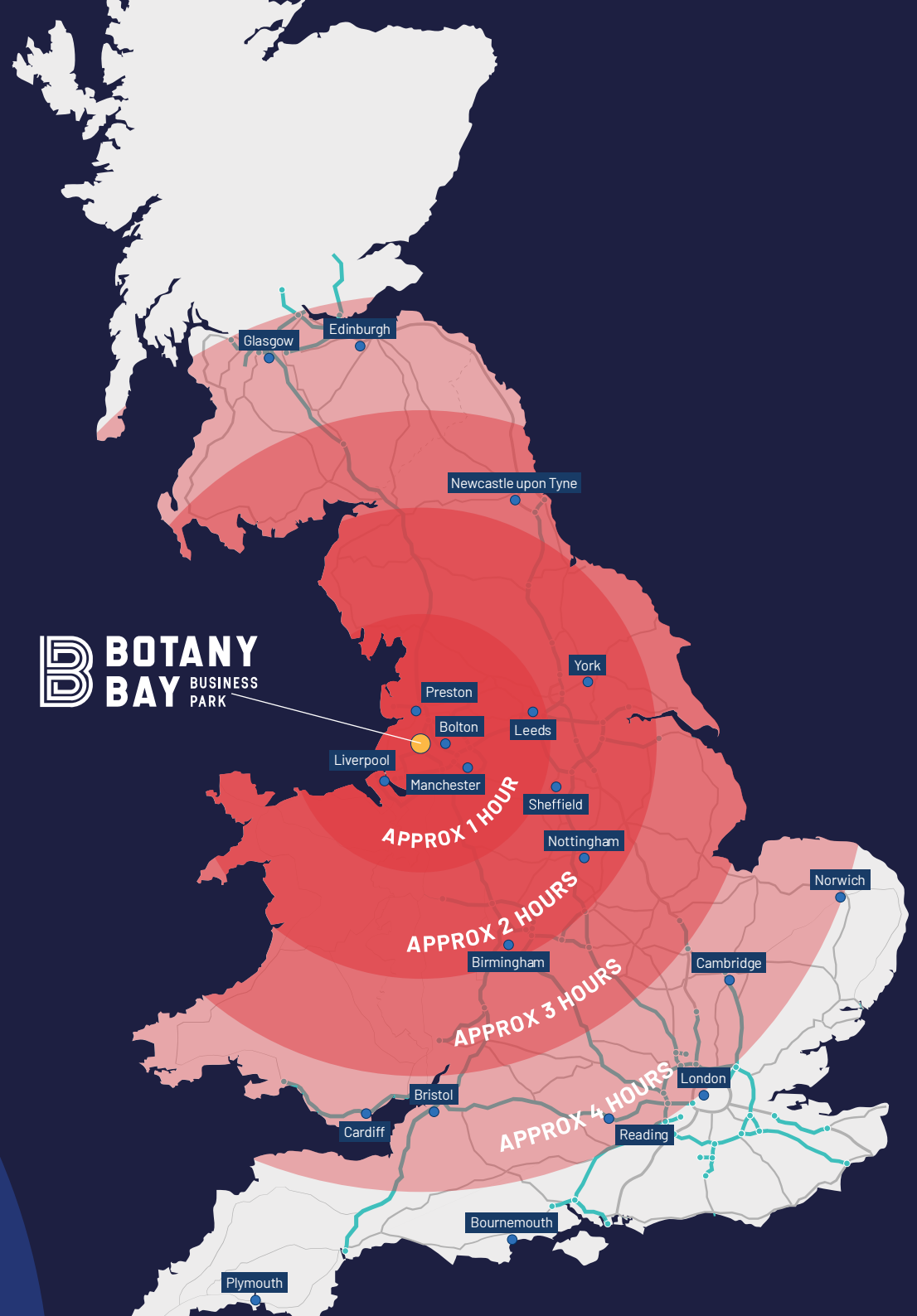
 UNDER OFFER

-  7M CLEAR HEIGHT
-  OPTIONS TO COMBINE
-  ELECTRIC ROLLER DOORS
-  BESPOKE FIT OUT SOLUTIONS AVAILABLE
-  FULLY SECURE ESTATE
-  DESIGNATED CAR PARKING SPACES
-  POWER SUPPLY 50 KVA PER UNIT

AN UNRIVALLED LOCATION

With the M61 (jct. 8) on your doorstep, you'll be based at the core of the nation's motorway network. Combined with the close proximity to Chorley Town Centre, Botany Bay Business Park offers a prime location to base your business.

Drive Times	Miles	Time
Chorley Town Centre	1.3	4 mins
Manchester	25	36 mins
Liverpool	39	66 mins
Preston	10	20 mins
Birmingham	109	2 hours
Leeds	60	60 mins
London	222	4 hours



TAP INTO THE TALENT POOL

Botany Bay is just a 20-minute walk (or a four-minute drive) from the centre of Chorley and its train station which provides regular connections to Preston, Bolton and Manchester.



CHORLEY
POPULATION
117,900



GROSS DISPOSABLE
INCOME PER HEAD
£19,811



HOUSEHOLDS
IN CHORLEY
43,800



CHORLEY
POPULATION
GROWTH
+9.9%
SINCE 2011



50% HIGHER POPULATION GROWTH
THAN NATIONAL AVERAGE

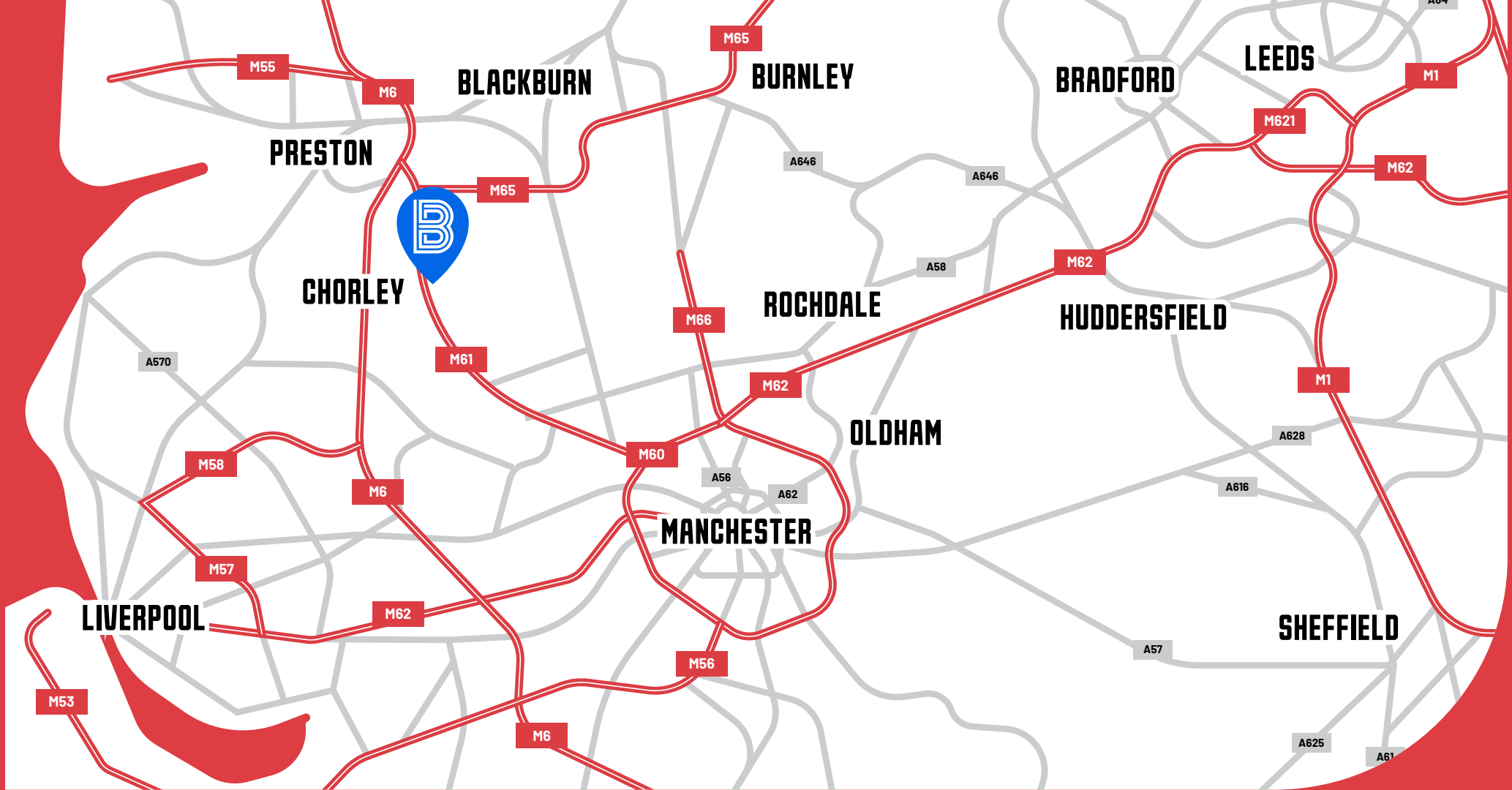


PRESTON
POPULATION
147,600



BOLTON
POPULATION
296,000





A DEVELOPMENT BY



FI REAL ESTATE
MANAGEMENT

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