

Next Level Logistics by
OFTI DEVELOPMENTS
DESIGN | BUILD | RENT



BOTANYBAYBUSINESSPARK.COM

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

B Botany
Court

CANAL MILL | BOTANY BROW | CHORLEY PR6 9AF



A FLEXIBLE OPPORTUNITY TO MAKE **BOTANY COURT** YOUR OWN



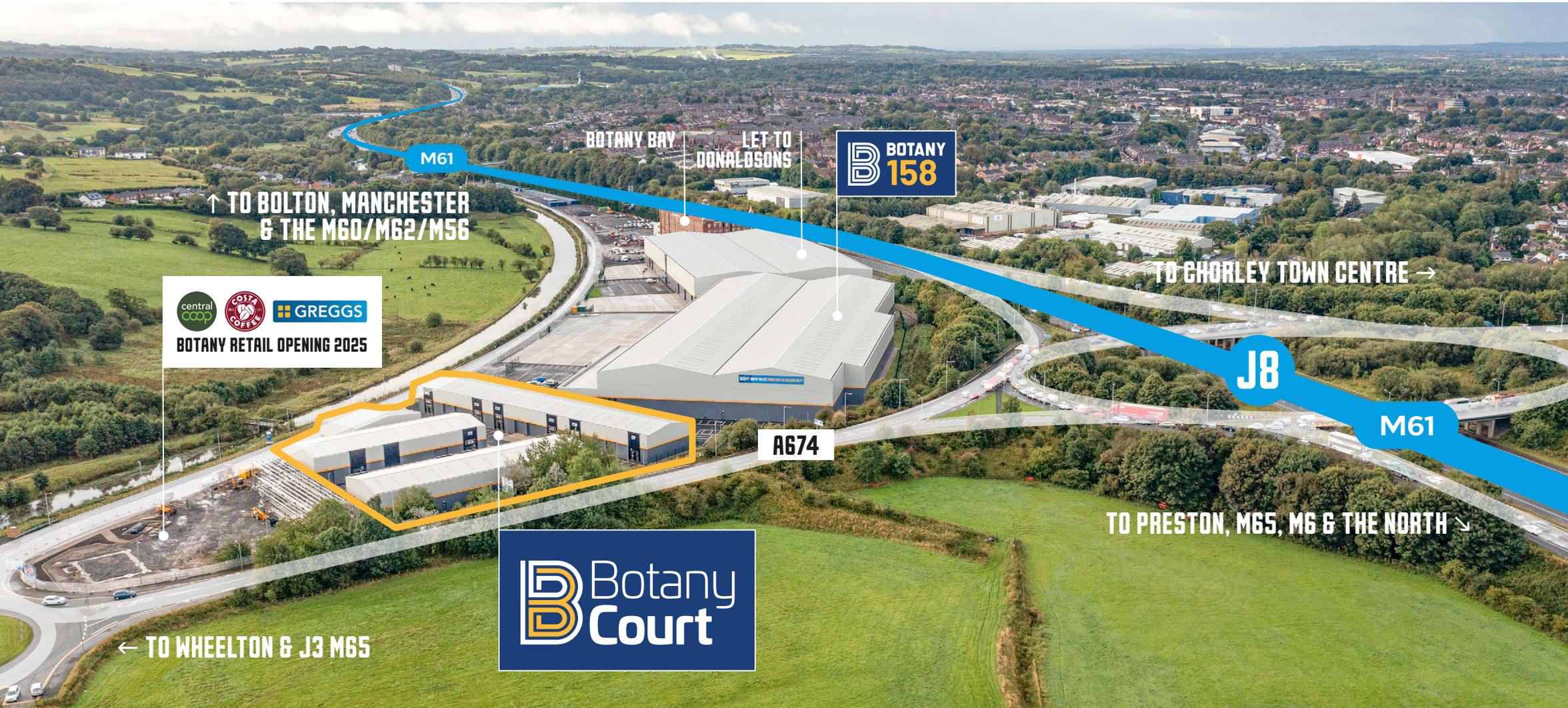
Part of our modern £220m new build development, Botany Bay Business Park, Botany Court offers unrivalled, high-quality industrial space just off the M61 in Chorley. Totalling 42,323 sq ft, Botany Court offers flexible industrial trade units.

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

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	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

C14

UNIT AVAILABLE
TO LET

Botany Court



DESIGNATED CAR PARKING SPACES



UNITS FROM 3,017 TO 12,135 SQ FT



B Botany
Court







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.

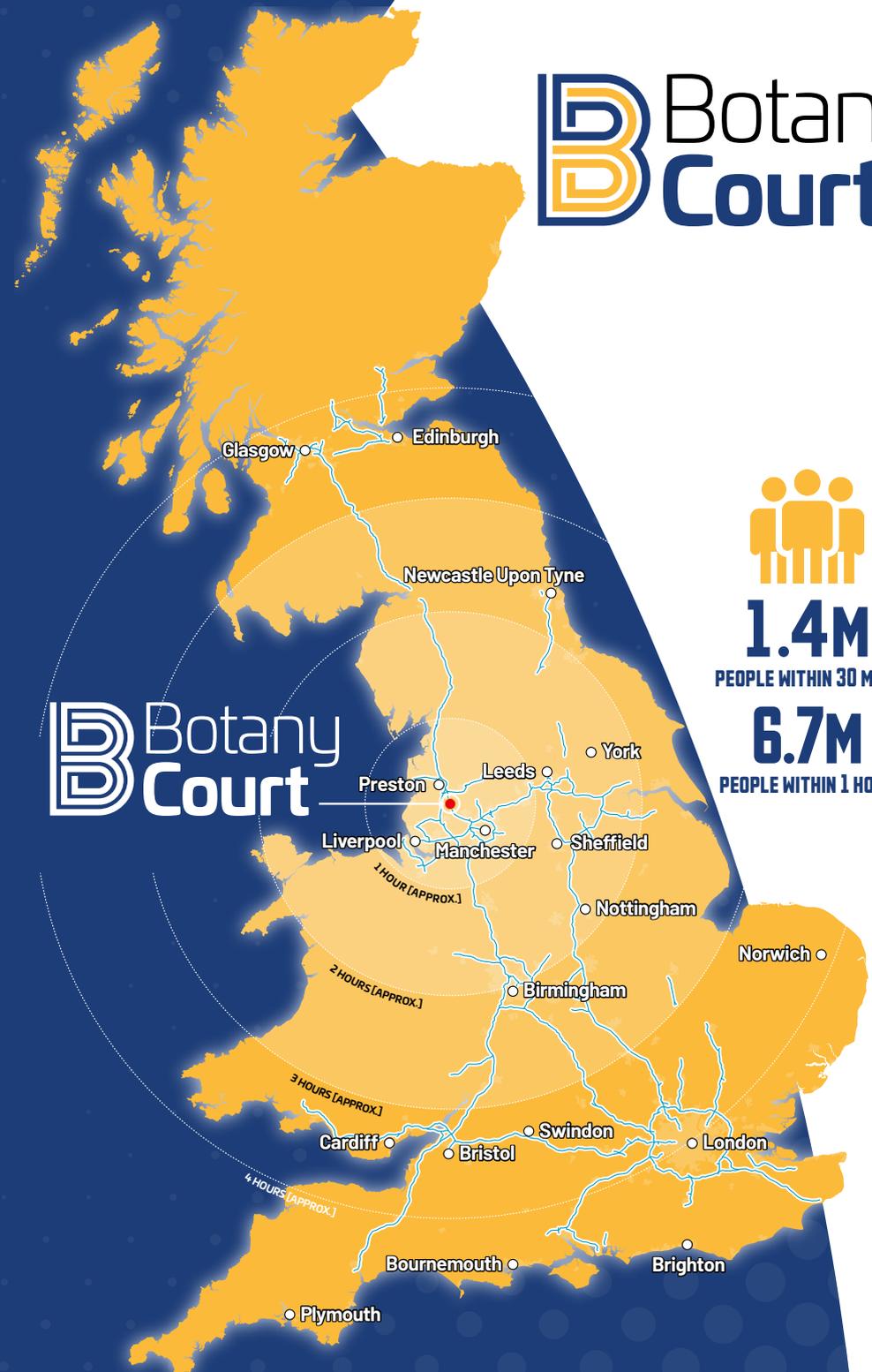
Botany Court

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



1.4M

PEOPLE WITHIN 30 MINS

6.7M

PEOPLE WITHIN 1 HOUR

Botany Court



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



0845 500 61 61
www.fi-rem.com

Emily Armstrong
M: 07740 546 216
earmstrong@fi-rem.com

Curtis Parkinson
M: 07341 991 759
cparkinson@fi-rem.com



Nick Swift
M: 07967 221 472
nswift@lambandswift.com

Joshua Morgan
M: 07821 683 019
jmorgan@lambandswift.com



Ruth Leighton
M: 07716 077 324
ruth.leighton@jll.com

Megan Kavanagh
M: 07927 674 573
megan.kavanagh@jll.com

BOTANYBAYBUSINESSPARK.COM

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