

TO LET

INDUSTRIAL/TRADE COUNTER UNIT

286.60 SQ M (3,085 SQ FT)

Lamb & Swift
Commercial Property

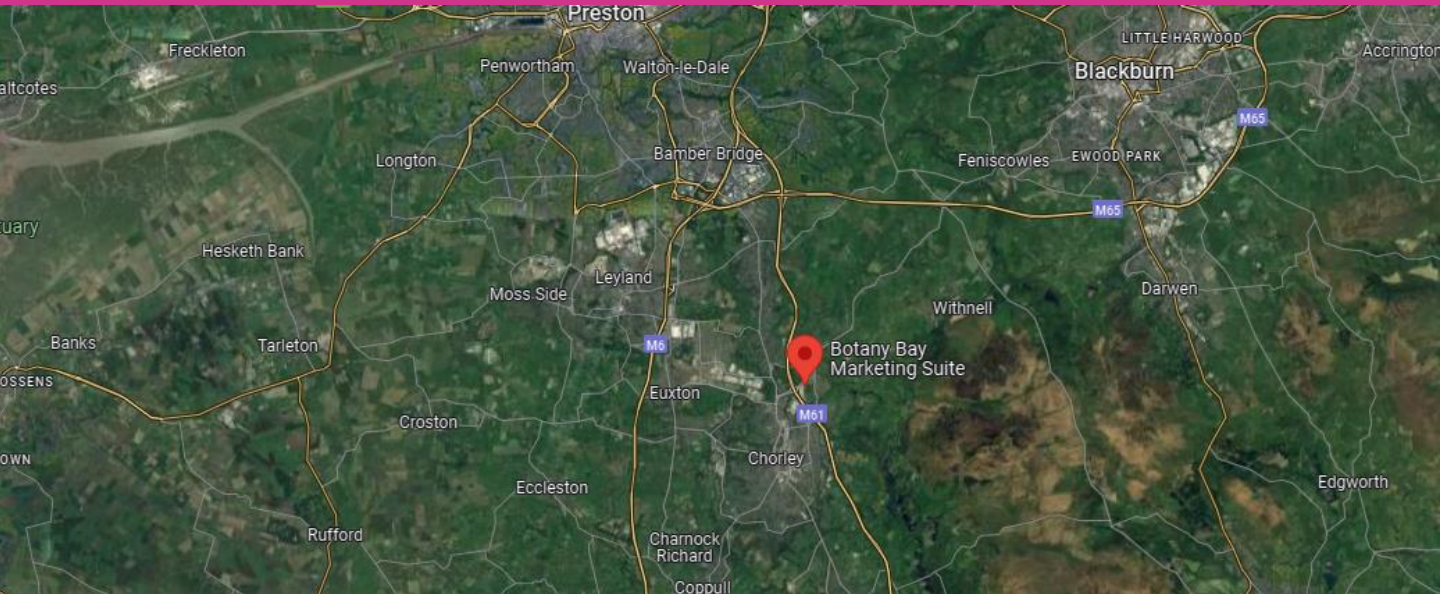
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**UNIT 2
BOTANY BAY BUSINESS PARK
CANAL MILL
BOTANY BROW
CHORLEY
PR6 9AF**

**RENTAL
AVAILABLE
UPON
APPLICATION**

- Industrial/Trade Counter Units to Let
- Bespoke fit out solutions available
- £100 million redevelopment of the 21 acre Botany Bay Business Park
- Located near Chorley Town Centre and Train Station
- State of the art facilities and on-site amenities
- Transport links to Preston, Bolton and Manchester
- Tenant incentives available



LOCATION

Botany Bay Business Park is located off the M61 (junction 8) and is in close proximity to Chorley Town Centre and Train Station with links to Preston, Bolton and Manchester.

DESCRIPTION

£100m redevelopment of the 21 acre Botany Bay Business Park with more than 400,000 sq ft of unrivalled industrial and warehouse space for rent in Chorley. An ideal location near Chorley with state of the art facilities and outstanding on-site amenities.

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

- **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**

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Unit 2	286.60	3,085

RENTAL

The rental is available Upon Application.

SERVICES

The mains services connected to the property to include water, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Interested parties are to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

The property has an EPC Rating of A – 20. A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Contact: Nick Swift

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SITE PLAN

