

UNIT E TO LET



158,360 SQ FT OF HIGH QUALITY INDUSTRIAL
& LOGISTICS SPACE AVAILABLE

AVAILABLE TO LET FROM Q1 2024

CANAL MILL, BOTANY BROW, CHORLEY, PR6 9AF



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

WELCOME TO BOTANY BAY BUSINESS PARK

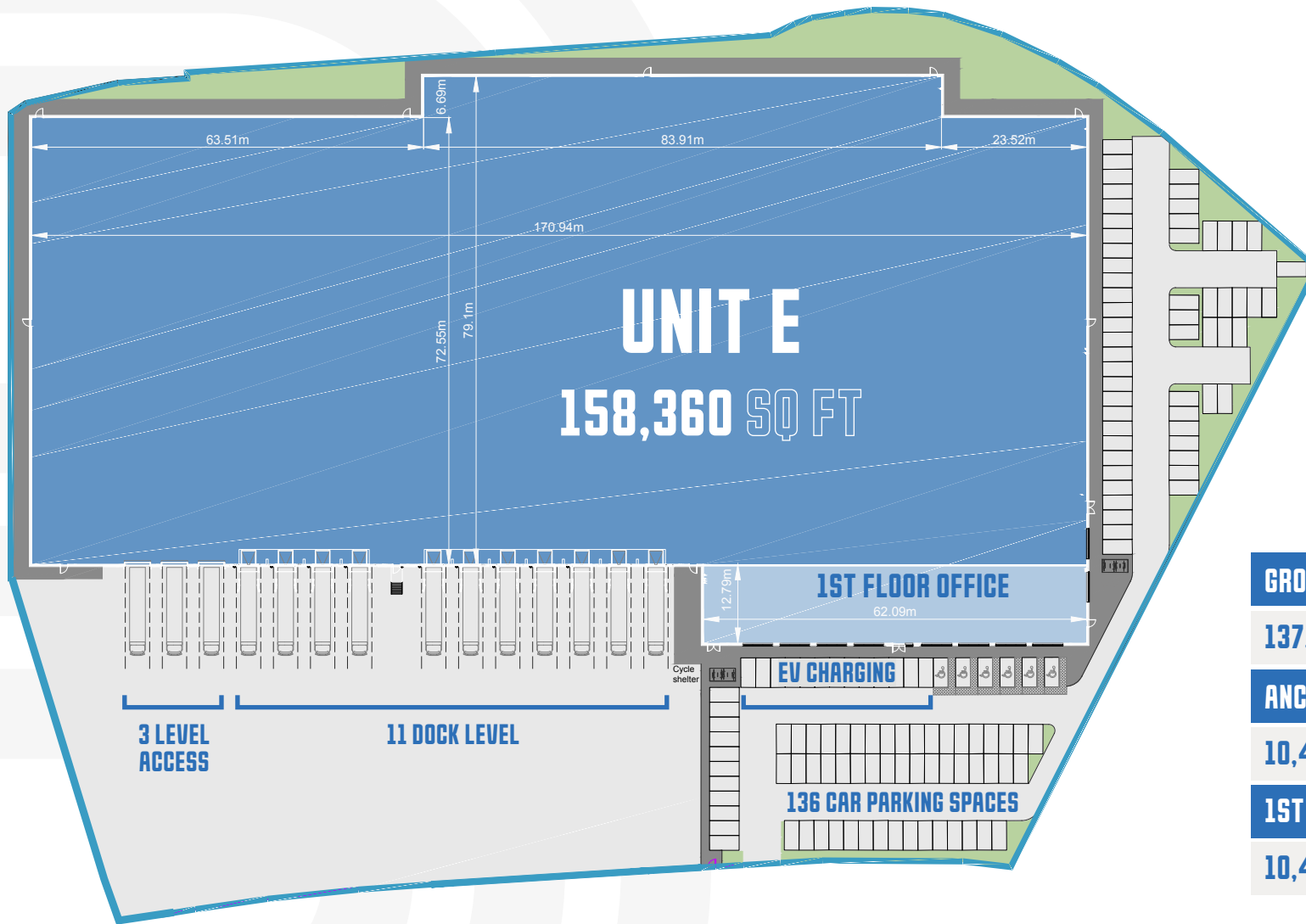


The £100m redevelopment of the 21-acre Botany Bay Business Park will create more than 400,000 sq ft of unrivalled industrial and warehousing space for rent in Chorley.

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. Unit E is customisable and can be tailored to your business so you can utilise all available space.

These spaces are built to take your business to the next level and are designed to be the gold standard for industrial and commercial space in Lancashire. Phase 1 is available to rent from 2024.

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



GROUND FLOOR WAREHOUSE

137,370 SQ FT (12,762 SQ M)

ANCILLARY

10,495 SQ FT (975 SQ M)

1ST FLOOR OFFICE

10,495 SQ FT (975 SQ M)

↑ 12M CLEAR HEIGHT

50KN/M2 FLOOR LOADING

70K/N POINT LOADING

TARGET BREEAM VERY GOOD

TARGET EPC A

50M YARD DEPTH

11 DOCK LEVEL AND 3 LEVEL ACCESS DOORS

BESPOKE FIT OUT SOLUTIONS AVAILABLE

FULLY SECURE ESTATE AND RING FENCED SITE

ROOF DESIGNED FOR PV INSTALLATION

136 CAR PARKING SPACES

UP TO 800 KVA

TAP INTO THE TALENT POOL

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



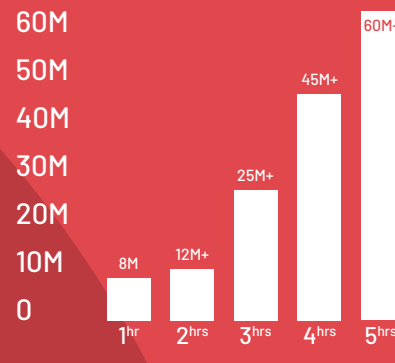
AN UNRIVALLED LOCATION

56.5% of the population can be reached within a 4.5 hour HGV drive time. With the M61 (jct. 8) on your doorstep and within close proximity of other major transport links, you'll be based at the core of the nations motorway network.

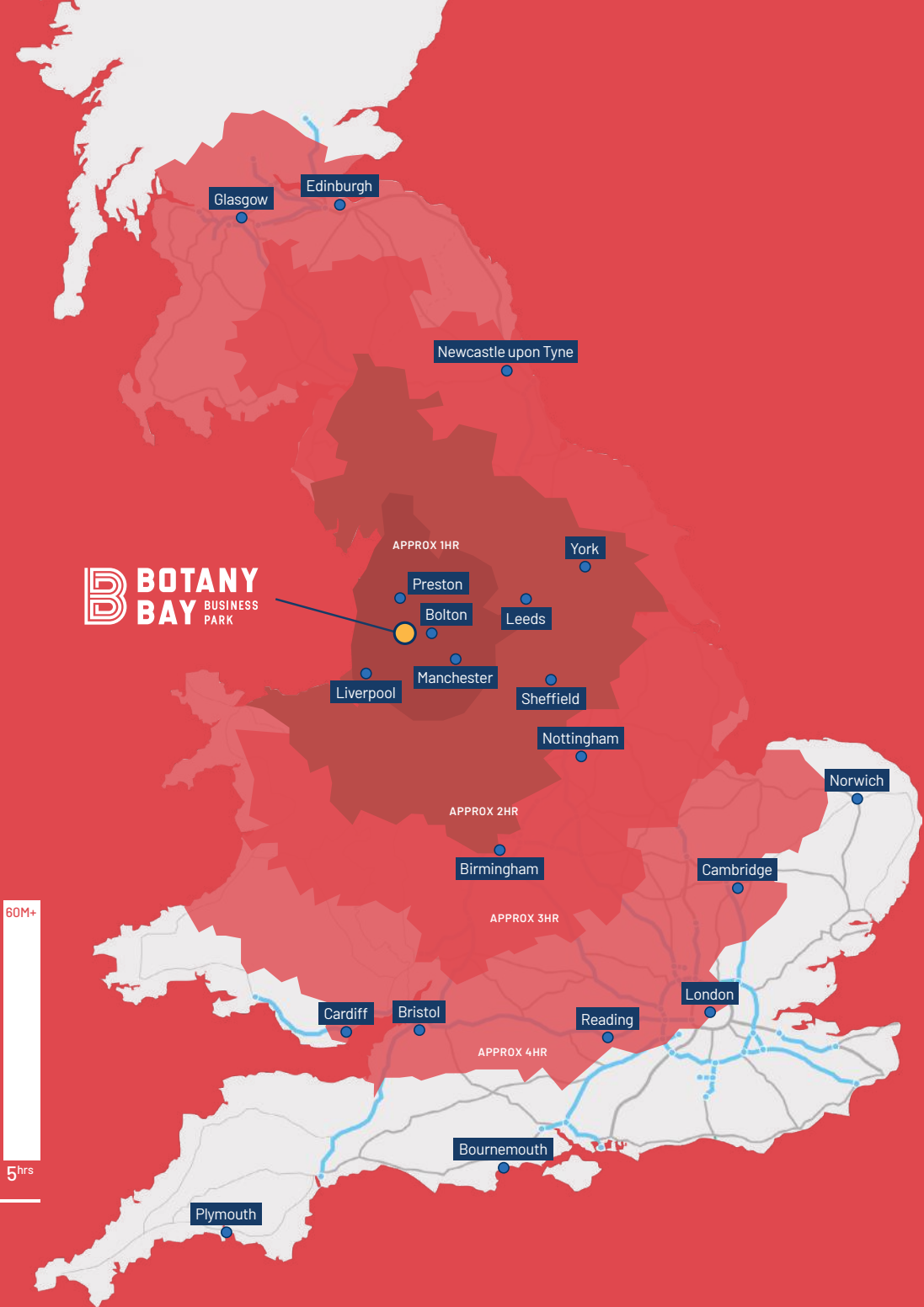
Drive Times	Miles	Time
Manchester	25	36 mins
Liverpool	39	66 mins
Preston	10	20 mins
Birmingham	109	2 hours
Leeds	60	60 mins
London	222	4 hours
Liverpool Port 	39	45 mins
Manchester Airport 	33	40 mins
Liverpool Airport 	47	45 mins
East Midlands Airport 	128	2 hours

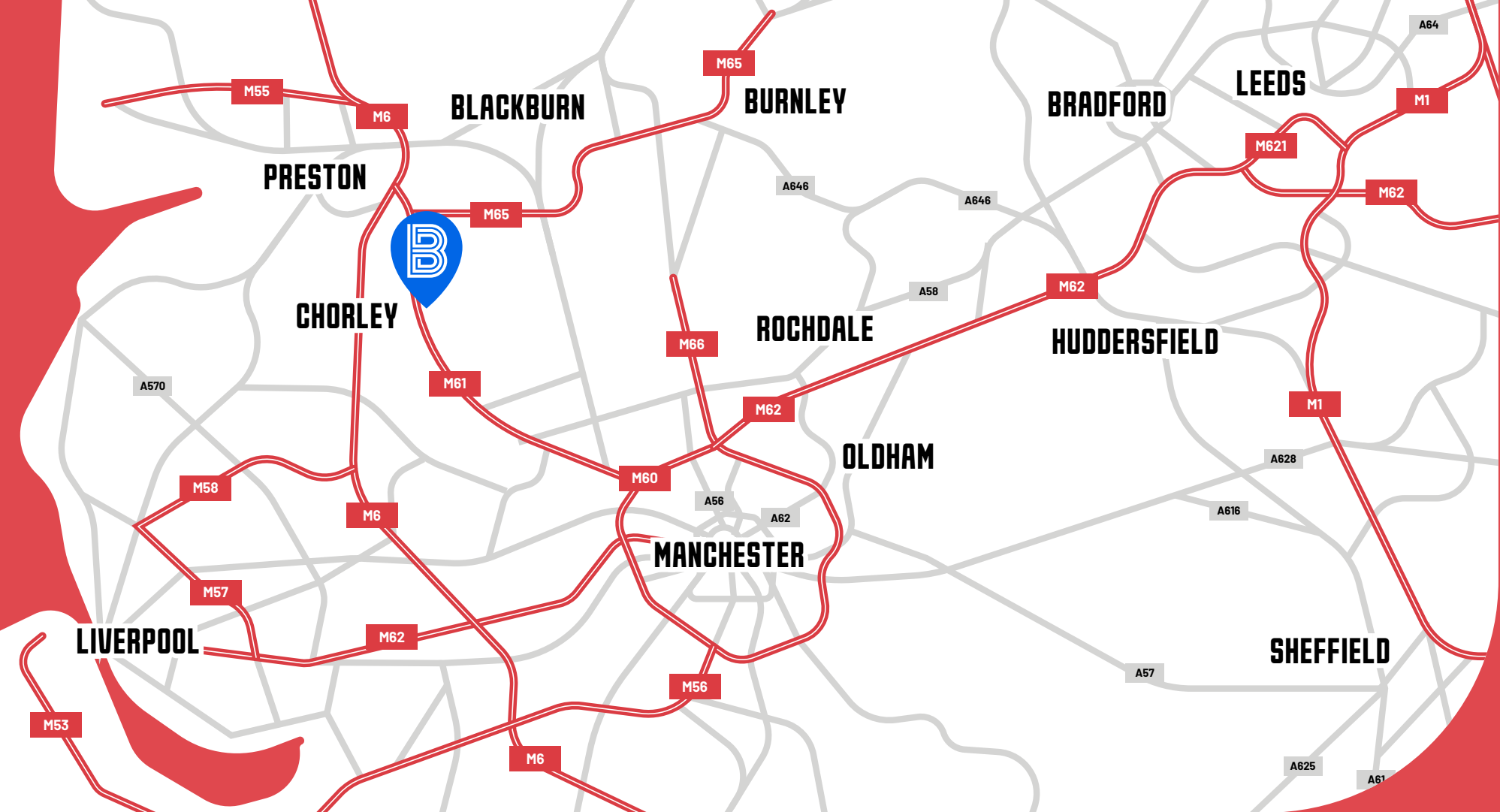
HGV Drive Time Reach

Population (2023)



BOTANY BAY
BUSINESS PARK





A DEVELOPMENT BY



FI REAL ESTATE
MANAGEMENT

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