

CANAL MILL | BOTANY BROW | CHORLEY PR6 9AF

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



**M61 J8**

[BOTANYBAYBUSINESSPARK.COM](http://BOTANYBAYBUSINESSPARK.COM)

**NEW BUILD  
INDUSTRIAL UNITS FROM  
2,000 TO 32,120 SQ FT**

**BOTANY  
HILL**



# FLEXIBLE INDUSTRIAL OPPORTUNITIES

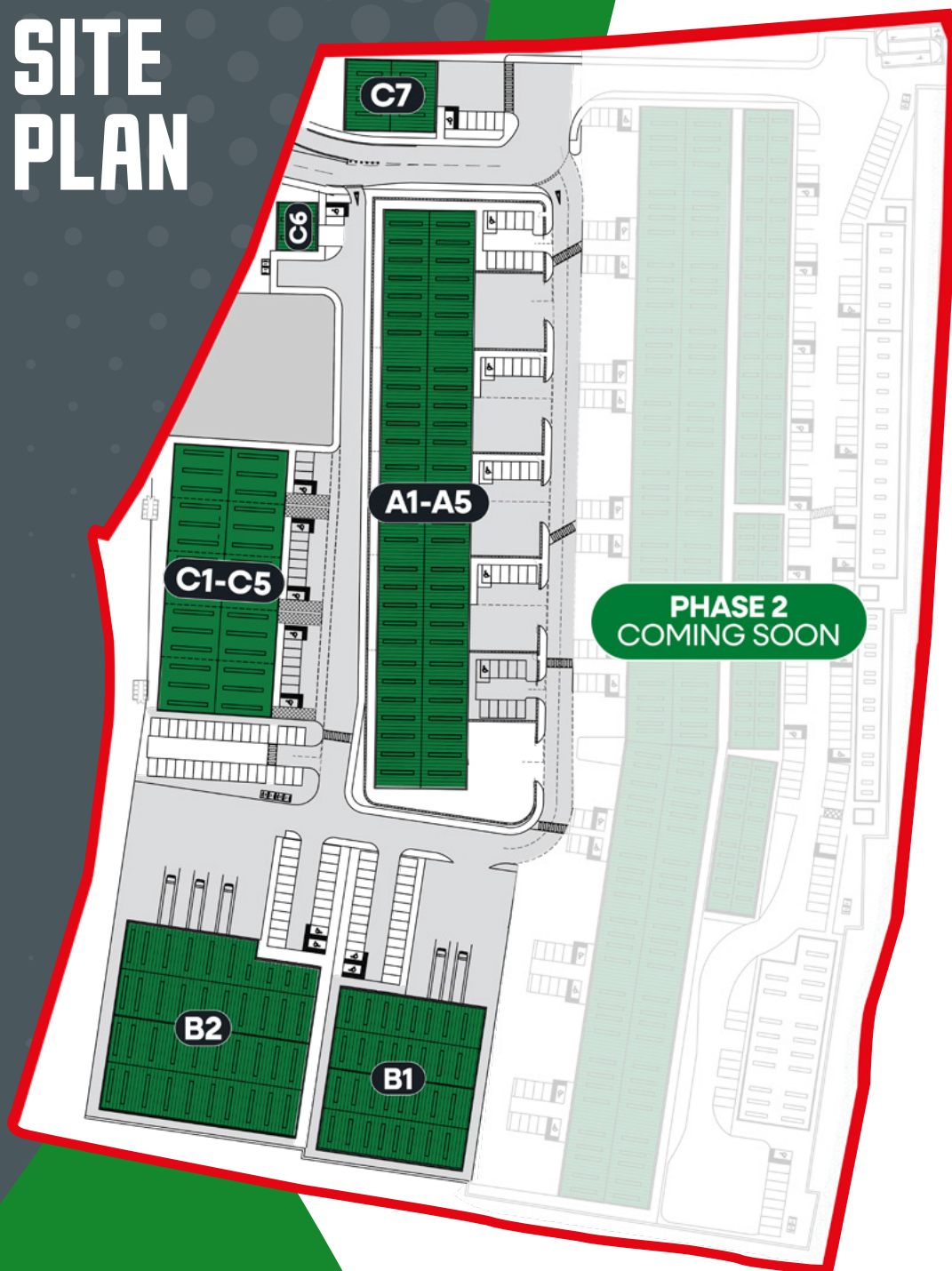


**Part of our modern £220m new build development, Botany Hill offers unrivalled, high-quality industrial space just off the M61 in Chorley. Totalling 322,560 sq ft, Botany Hill offers flexible industrial trade units.**

Chorley is fast becoming a hotspot for large businesses, with national names such as Costa Coffee, Greggs and Central Co-Op now open at Botany Bay Business Park - attracted by the town's excellent transport links and high-quality industrial space on offer.



# SITE PLAN



## ACCOMMODATION

UNITS	GROUND FLOOR	FIRST FLOOR	TOTAL
	SQ FT	SQ FT	SQ FT
A1	10,000	1,000	11,000
A2	6,775	-	6,775
A3	7,500	-	7,500
A4	7,500	-	7,500
A5	10,000	1,000	11,000
B1	18,700	1,870	20,570
B2	29,200	2,920	32,120
C1	4,850	-	4,850
C2	4,850	-	4,850
C3	4,850	-	4,850
C4	4,850	-	4,850
C5	4,850	-	4,850
C6	1,500	350	1,850
C7	5,000	1,500	6,500

\* ABILITY FOR ALL UNITS TO HAVE 10% MEZZANINE



# SPECIFICATION



Botany Hill provides the following features:



**FLEXIBLE LEASE TERMS WITH  
IMMEDIATE OCCUPATION**



**6-12M CLEAR  
HEIGHT**



**YARD DEPTH  
18-35M**



**FLEXIBLE LEASEHOLD  
OPPORTUNITIES**



**DESIGNATED CAR  
PARKING SPACES**



**POWER SUPPLY  
50 KVA PER UNIT**



**OPTIONS  
TO COMBINE**



**OVERHEAD  
SECTIONAL DOORS**



**BESPOKE FIT OUT  
SOLUTIONS AVAILABLE**



**UNIT SIZE UP TO  
50,000 SQ FT**



**100,000 SQ FT DISTRIBUTION  
& MANUFACTURING SPACE**



**FULLY  
SECURE SITE**





**NORTH WEST'S  
NEWEST INDUSTRIAL  
ESTATE**



**BEST-IN-CLASS**



**EASY NETWORK  
ACCESS**



**LOCAL  
LABOUR POOL**

# STRATEGIC EXCELLENCE IN THE NORTH WEST



**JUNCTION 8/M61**  
0.5 MILES



**M65  
MOTORWAY**  
4 MILES



**MANCHESTER TOWN  
CENTRE**  
25 MILES



**CHORLEY TOWN  
CENTRE**  
2 MILES



**BOLTON TOWN  
CENTRE**  
10 MILES



**BLACKBURN TOWN  
CENTRE**  
8 MILES



**PRESTON TOWN  
CENTRE**  
10 MILES



# IDEALLY LOCATED

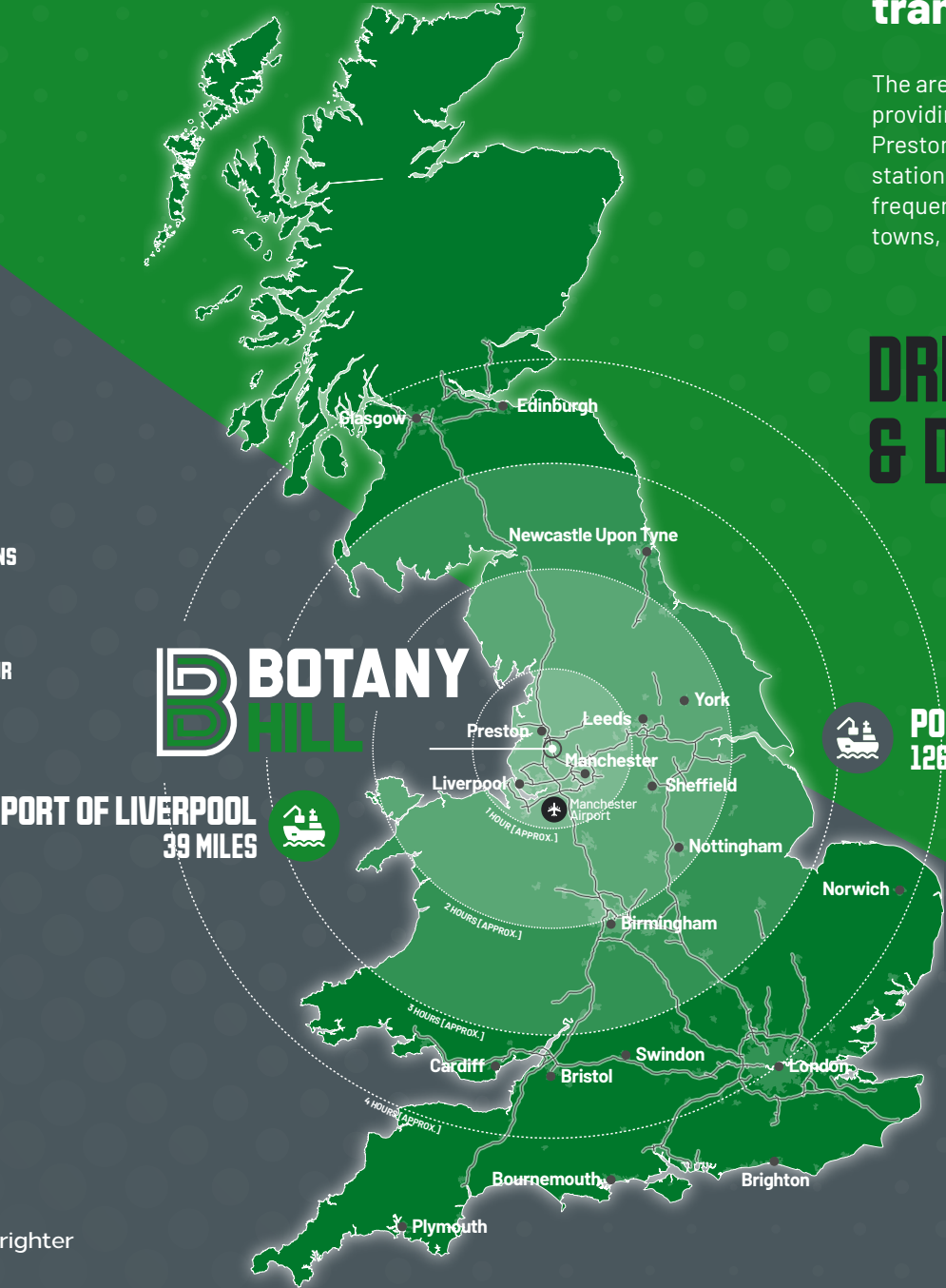
**Botany Bay Business Park offers strong logistics viability due to its proximity to the motorway network, facilitating efficient transport links to major cities in the UK.**

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 Bay Business Park is well-served by a comprehensive transport network.

## DRIVE TIMES & DISTANCES

M61	2 mins	0.5 miles
M65	13 mins	5.2 miles
M6 (Jcn 29)	13 mins	5.3 miles
Preston	20 mins	10 miles
M60	28 mins	18 miles
Manchester	36 mins	25 miles
Manchester Airport	40 mins	33 miles
Liverpool	66 mins	39 miles
Port of Liverpool	45 mins	39 miles
Liverpool Airport	45 mins	47 miles
Leeds	60 mins	60 miles
Birmingham	2 hours	109 miles
Port of Immingham	45 mins	125 miles
East Midlands Airport	2 hours	128 miles
London	4 hours	222 miles



  
**1.4M**  
PEOPLE WITHIN 30 MINS  
**6.7M**  
PEOPLE WITHIN 1 HOUR

# 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



**M61  
MOTORWAY**  
0.5 MILES



**M65  
MOTORWAY**  
4 MILES



**M6  
MOTORWAY**  
5 MILES



**M55  
MOTORWAY**  
12 MILES



**PORT OF  
LIVERPOOL**  
29 MILES



**MANCHESTER  
AIRPORT**  
32 MILES



**WIDNES  
FREIGHT  
TERMINAL**  
32 MILES



**LIVERPOOL  
JOHN LENNON  
AIRPORT**  
39 MILES



**PORT OF  
HOLYHEAD**  
129 MILES



# 16 UNITS TALLING OVER 300,000 SQ FT



# WITH DIRECT ACCESS TO J8 OF THE M61



# SUSTAINABILITY & WELLBEING AT THE **HEART** OF OUR DEVELOPMENT



**EV CHARGING  
POINTS**



**TARGET BREEAM  
VERY GOOD**



**RAIN WATER  
HARVESTING**



**SOLAR PANEL-READY  
ROOFS**



**CANAL WALKS  
ADJACENT TO SITE**



**ACCESSIBLE  
PARKING SPACES**



**ROOF LIGHTS  
10%**



**CYCLE STORE**



# FOCUSSING ON ENERGY SAVING, WELLBEING AND IMPROVING YOUR WORKING ENVIRONMENT



Sustainability & wellbeing has been at the forefront of the design at **Botany Hill Chorley**. The buildings will offer a BREEAM Very Good rating, EPC A and electric vehicle charging points.

**B**OTANY  
HILL





# BUILDING CHORLEY'S FUTURE DEVELOPMENTS

## NEXT LEVEL LOGISTICS

**At FI Developments, we're excited to be leveraging our best-in-class team to meet growing market demand and deliver Next Level Logistics sites, such as Botany Hill.**

**[BOTANYBAYBUSINESSPARK.COM](http://BOTANYBAYBUSINESSPARK.COM)**

By bringing the entire build process in house, FI Developments guarantees deliverability with shorter timelines. We're equipped to handle your bespoke property requirements, from concept to completion.

As an essential component of our business, FI Developments works closely with our in-house teams to execute an expanding pipeline of Next Level Logistics projects across the UK.

This seamless collaboration enhances our industrial and commercial offerings.

Our construction experts possess the knowledge and experience to satisfy increasing market demand for new, high-quality industrial and commercial spaces.

With a 7.5 million sq ft development pipeline, we're creating training and employment opportunities for local communities, while facilitating business growth in their respective areas.







## A DEVELOPMENT BY



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## ALL ENQUIRIES

Please contact one of the joint lettings agents or the developer FI Real Estate Management.



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