

UNIT E TO LET



158,360 SQ FT OF INDUSTRIAL & LOGISTICS
SPACE WITH 60M YARD

AVAILABLE TO LET NOW

CANAL MILL, BOTANY BROW, CHORLEY, PR6 9AF



BOTANYBAYBUSINESSPARK.COM

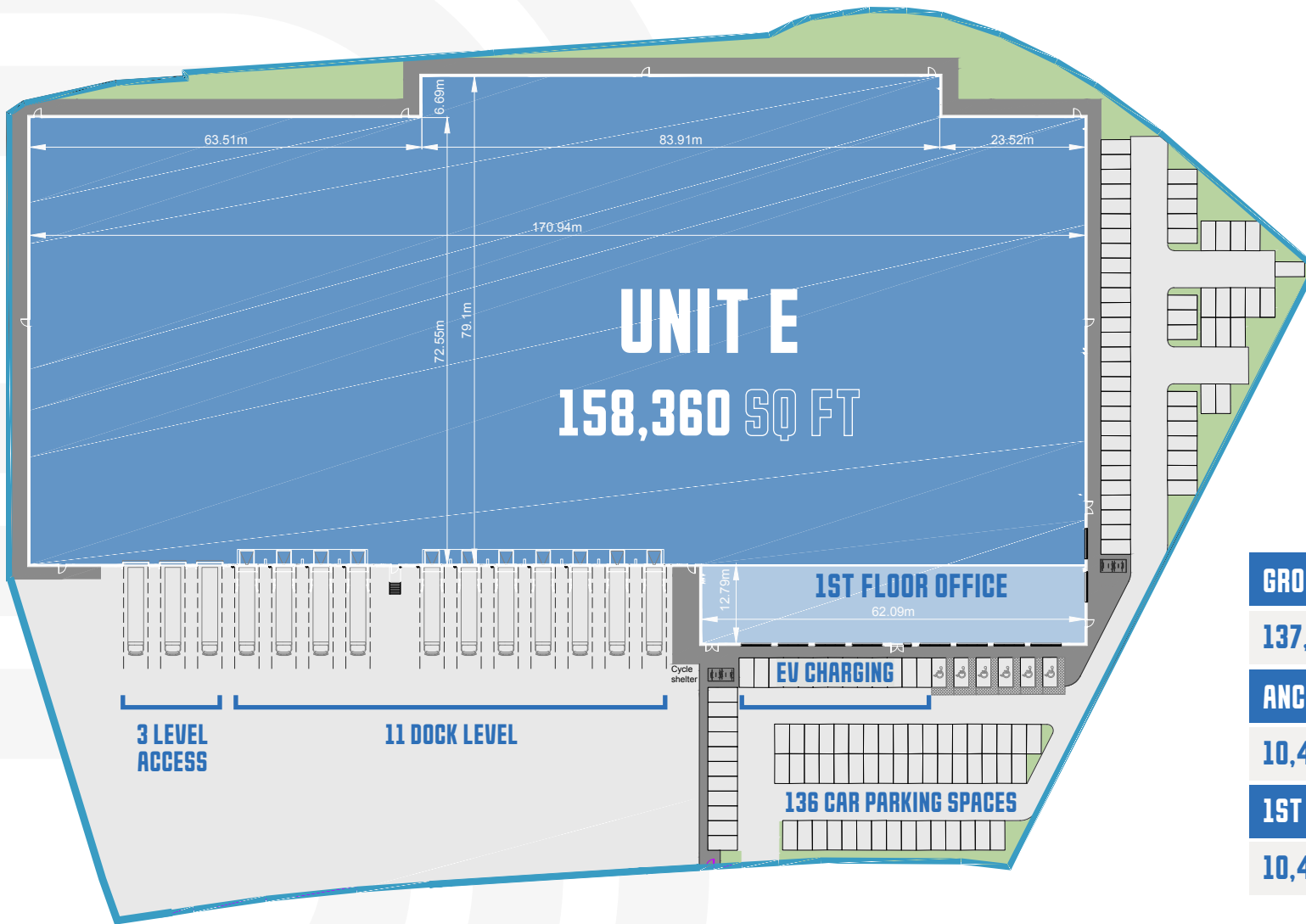
WELCOME TO BOTANY BAY BUSINESS PARK



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.



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
- 📏 60M 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



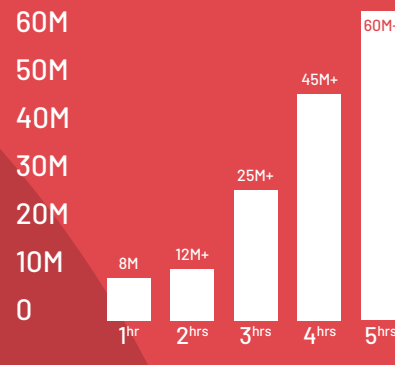
AN UNRIVALLED LOCATION

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.

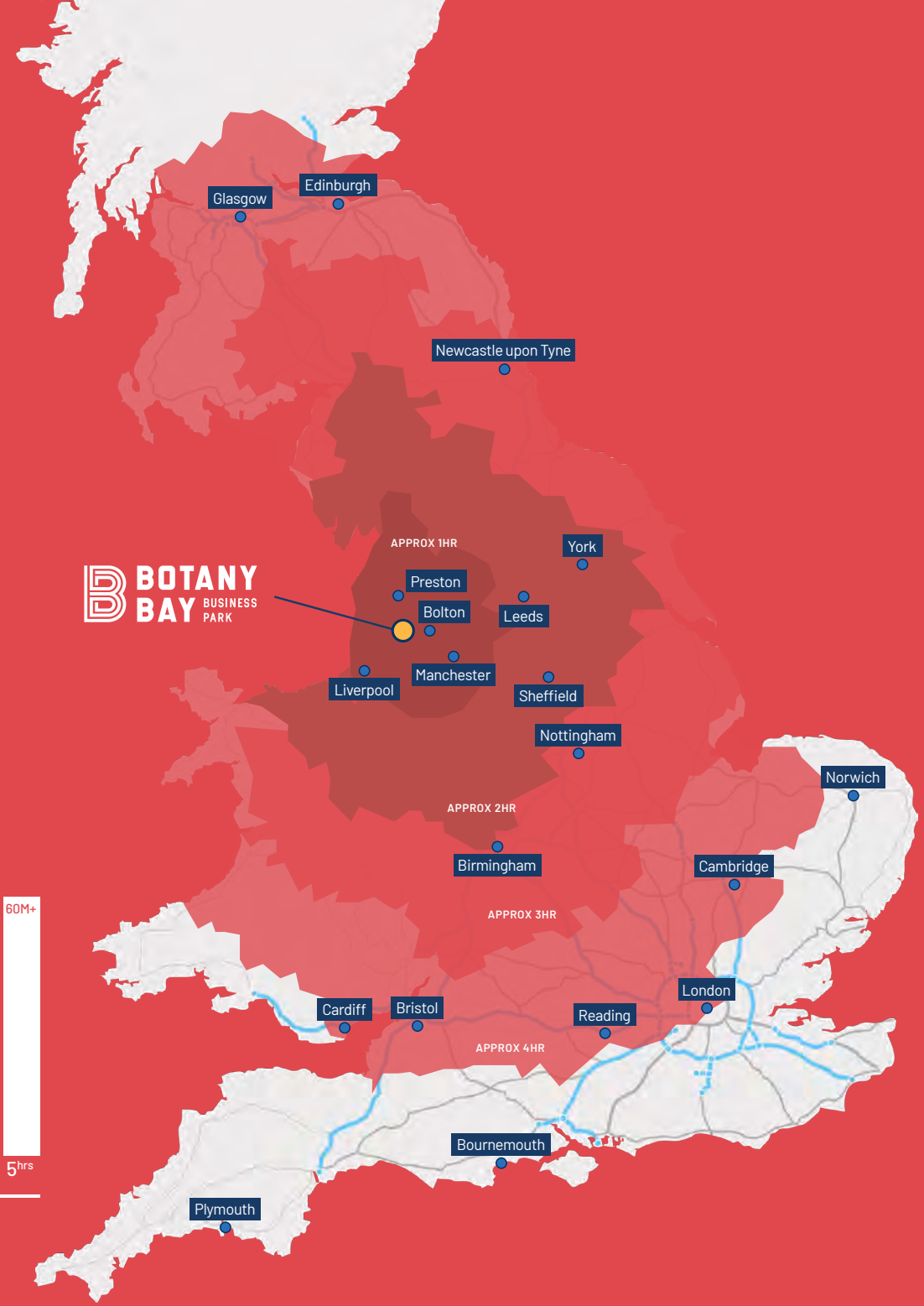
Drive Times	Miles	Time
Manchester	25	36 mins
Liverpool	39	66 mins
Preston	10	20 mins
Birmingham	109	2 hours
Leeds	60	60 mins
London	222	4 hours
Liverpool Port 	39	45 mins
Manchester Airport 	33	40 mins
Liverpool Airport 	47	45 mins
East Midlands Airport 	128	2 hours

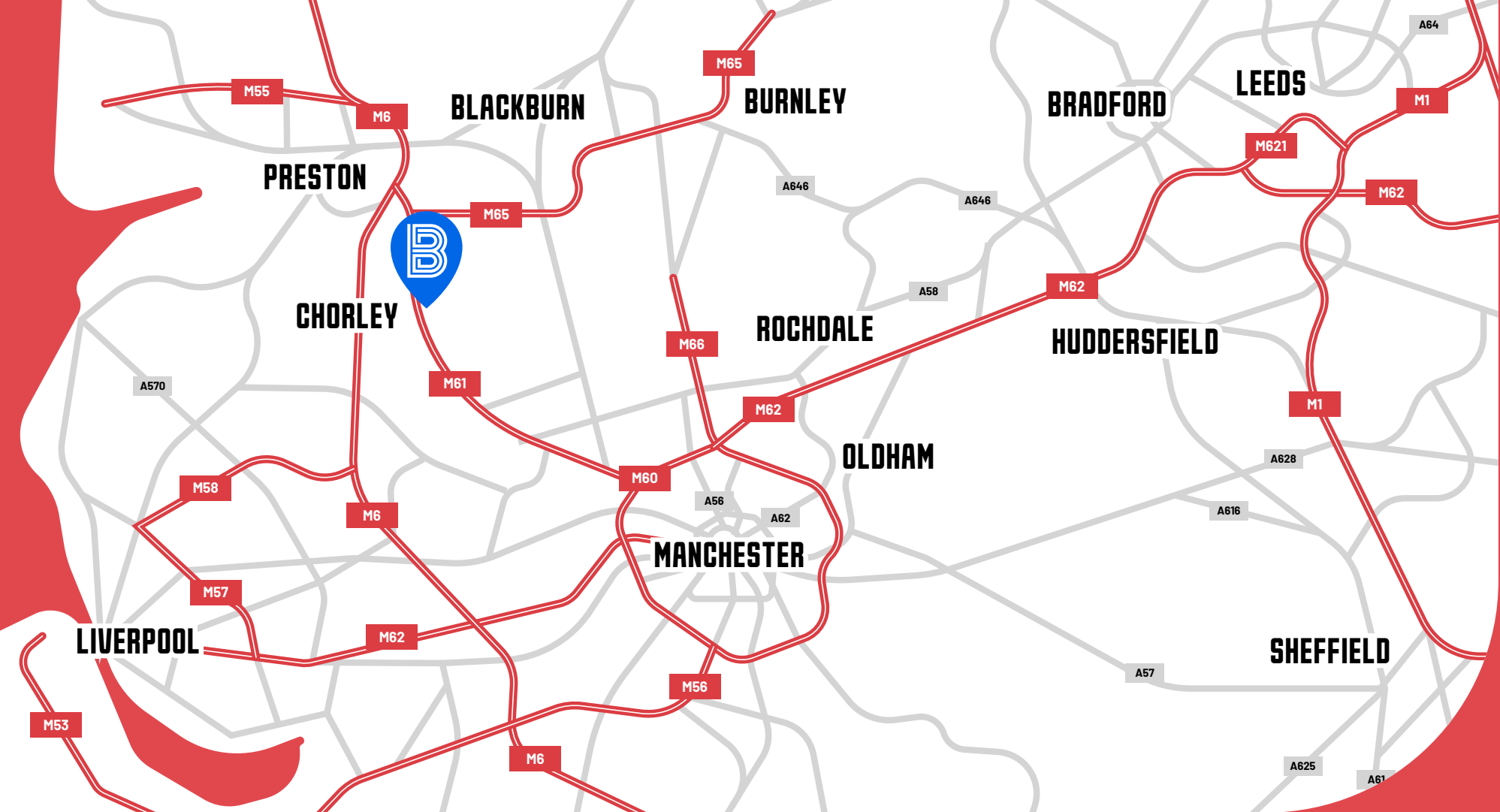
HGV Drive Time Reach

■ Population (2023)



BOTANY BAY
BUSINESS PARK





A DEVELOPMENT BY



**FI REAL ESTATE
MANAGEMENT**

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