




M61 J8

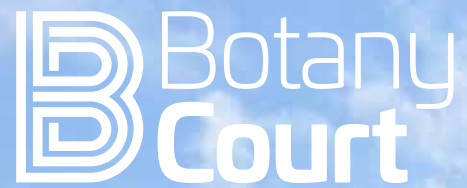


TO LET
INDUSTRIAL TRADE
COUNTER UNITS
3,017 TO 12,135 SQ FT
AVAILABLE NOW

 [PRINTOUTS.IRONIC.FELLOW](https://www.printouts.ironic.fellow)

 **Botany
Court**

BOTANY BAY BUSINESS PARK
KNOWLES WAY | CHORLEY | PR6 9GW



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

Located just off the M61, Botany Court offers 42,323 sq ft of modern, flexible industrial trade units within the £220m Botany Bay Business Park development.

Part of the initial 405,386 sq ft delivered on site, with a further 322,560 sq ft coming in phase two, Botany Court is designed for growing businesses that need quality space and connectivity.

Join major names like Costa, Greggs, and Central Co-Op and be part of Chorley's fast-rising commercial hub.





Premier Inn

↑ TO WHEELTON & J3 M65

A674



David Lloyd
—CLUBS—

↙ TO J8 & CHORLEY TOWN CENTRE

BLACKBURN ROAD

BOTANY 158



CANAL MILL

J8

↙ TO PRESTON, M65, M6 & THE NORTH

M61

TO BOLTON, MANCHESTER & THE M60/M62/M56 →

SITE PLAN

B Botany Court



ACCOMMODATION

UNIT 1	Let
UNIT 2	Let
UNIT 3	3,085 sq ft
UNIT 4	Let
UNIT 5-8	Let
UNIT 9-10	Let
UNIT 11	Let
UNIT 12	Let
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

Botany Court

C14

UNIT AVAILABLE
TO LET





DESIGNATED CAR PARKING SPACES



UNITS FROM 3,017 TO 12,135 SQ FT




B Botany
Court





GALLERY

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.

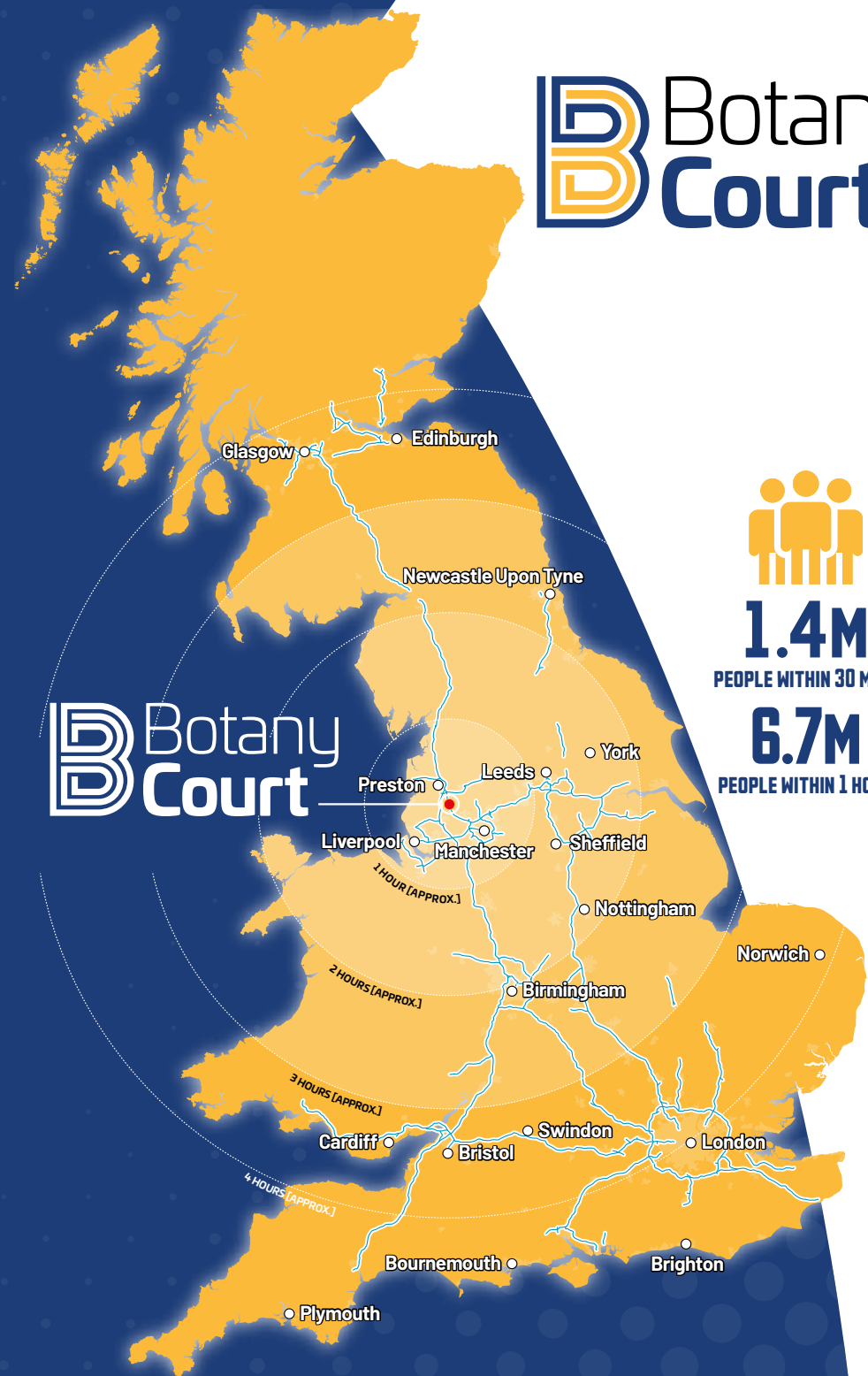
IDEALLY LOCATED

DRIVE TIMES & DISTANCES



M61	1 mins	0.2 miles
M65	5 mins	3.5 miles
M6 (Jcn 29)	6 mins	4.9 miles
M60	18 mins	17 miles
Preston	16 mins	8 miles
Manchester	30 mins	22 miles
Leeds	60 mins	55 miles
Liverpool	45 mins	30 miles
Birmingham	105 mins	101 miles
London	230 mins	222 miles
Manchester Airport	35 mins	31 miles
Liverpool Airport	45 mins	46 miles
East Midlands Airport	110 mins	110 miles
Port of Liverpool	50 mins	38 miles

Botany Court



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

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