



BOTANYBAYBUSINESSPARK.COM

TO LET

**158,360 SQ FT
NEW BUILD DISTRIBUTION /
WAREHOUSE UNIT**

 **AUGUST.CORNER.GRAVITATE**

**B BOTANY
158**

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

FI
PROPERTY
GROUP

STRATEGICALLY LOCATED 158,360 SQ FT STATE-OF-THE-ART DISTRIBUTION / WAREHOUSE UNIT

A FLEXIBLE OPPORTUNITY TO MAKE BOTANY 158 YOUR OWN

Located just off the M61, Botany 158 offers 158,360 sq ft of high-quality industrial space within the £220m Botany Bay Business Park redevelopment.

As the largest unit in the scheme, Botany 158 is part of over 400,000 sq ft already delivered, with more to come.

Join major brands like Costa, Greggs, and Central Co-Op in a fast growing business location with excellent transport links and modern, purpose-built space.

B BOTANY
158

 **SUITABLE FOR MANUFACTURING**

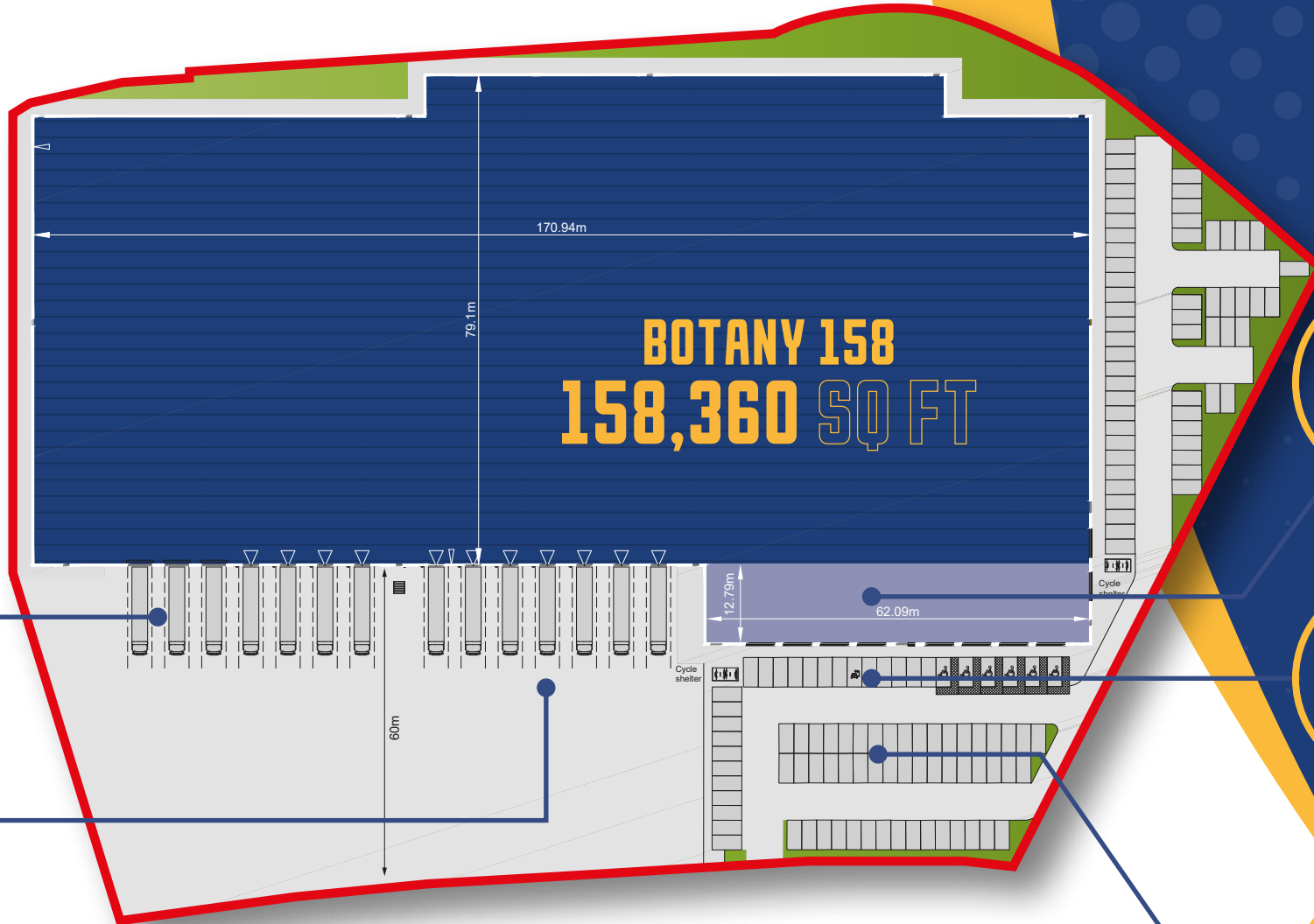
SITE PLAN



LEVEL ACCESS
LOADING



DOCK LEVEL
LOADING



GRADE A OFFICE



EU CHARGING



EXTENSIVE
PARKING

BOTANY 158

ACCOMMODATION

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
Totals	158,360 sq ft	14,712 sq m

FUTURE-PROOFED SPECIFICATION

Botany 158 provides the following features:

B BOTANY
158



**12M
CLEAR HEIGHT**



**50KN/M2
FLOOR LOADING**



**70KN POINT
LOADING**



**EPC A - TARGET
BREEAM VERY GOOD**



**24/7
ACCESS**



**60M
YARD DEPTH**



**11 DOCK LEVEL AND 3
LEVEL ACCESS DOORS**



**WIDE ISLE PALLET
NUMBERS 17,784**



**NARROW ISLE PALLET
NUMBERS 22,477**



**B1, B2, B8
PLANNING**



**FULLY SECURE
SITE & 24/7 ESTATE
SECURITY**



**ROOF DESIGNED FOR
PV INSTALLATION**



**136 CAR PARKING
SPACES**



**UP TO
550 KVA**



**BESPOKE FIT OUT
SOLUTIONS INCLUDING GRADE A
OFFICES AVAILABLE**



B BOTANY
158

11 DOCK LEVEL & 3 LEVEL ACCESS LOADING DOORS



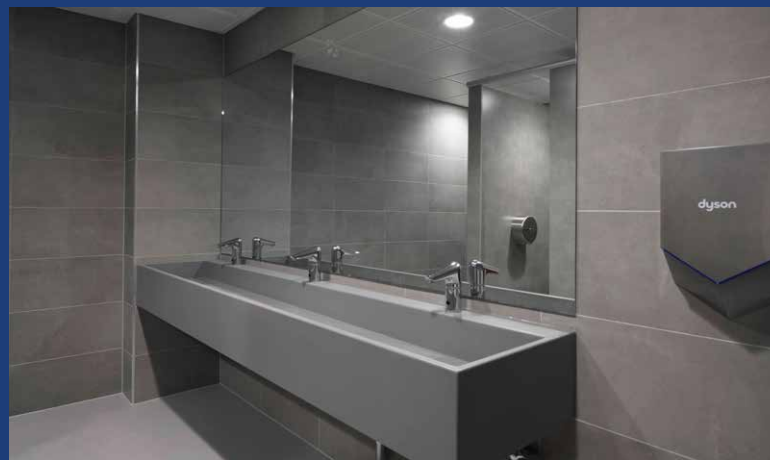
**12M
CLEAR
HEIGHT**



TARGET BREEM VERY GOOD (EPC A)



← **GRADE A OFFICE 10,495 SQ FT** →



B BOTANY 158 GALLERY



BOTANY 158

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.

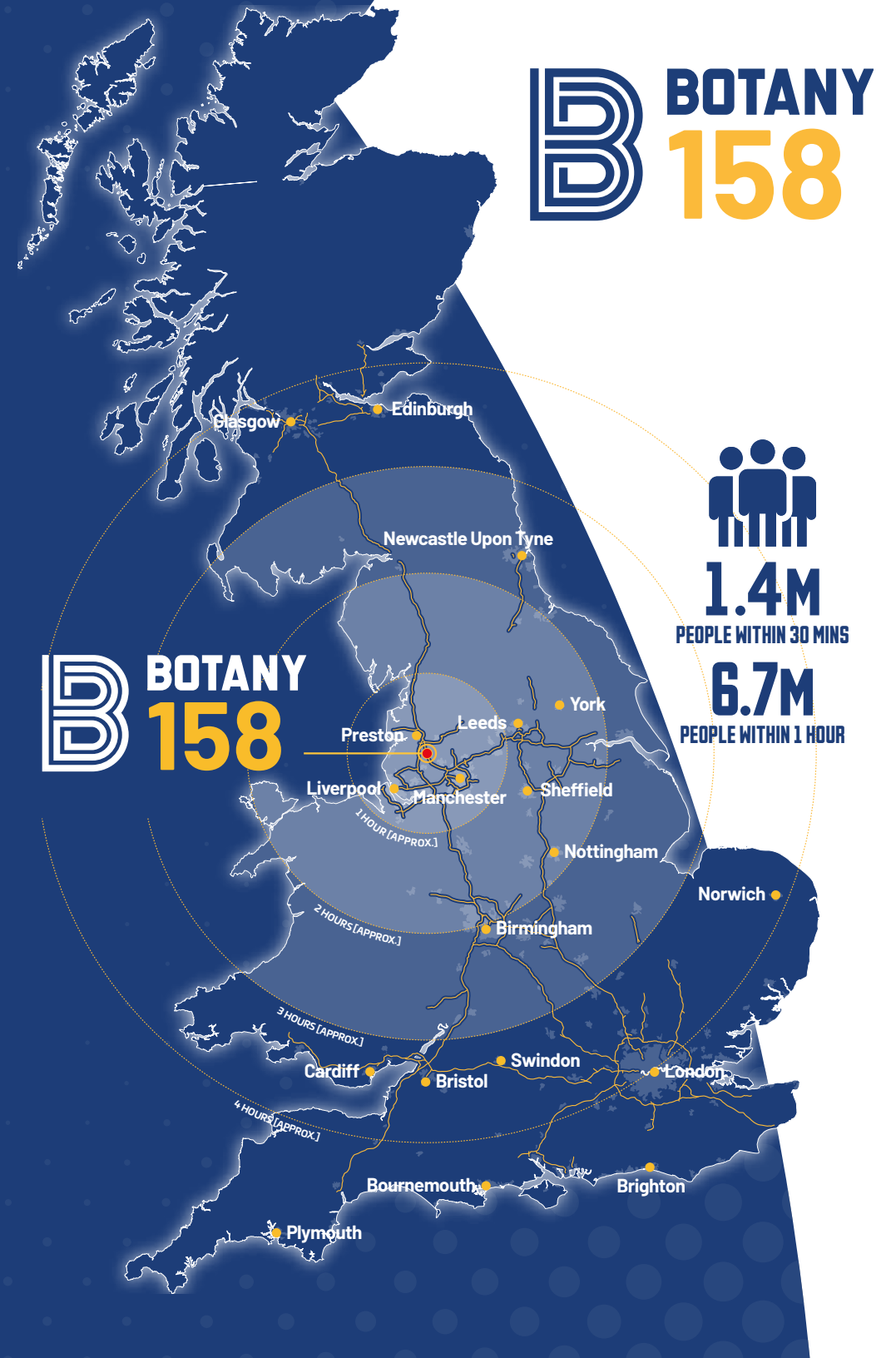
Local bus services also operate in the vicinity, connecting the area to nearby communities and essential amenities. This combination of motorway, rail, and bus services ensures that Botany 158 is well-served by a comprehensive transport network.

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



FOCUSSING ON ENERGY SAVING, WELLBEING AND IMPROVING YOUR WORKING ENVIRONMENT

B BOTANY
158



Sustainability & wellbeing has been at the forefront of the design at **Botany 158 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



↑ TO WHEELTON & J3 M65

A674



↙ TO J8 & CHORLEY TOWN CENTRE



B BOTANY 158

BLACKBURN ROAD



CANAL MILL

J8

↙ TO PRESTON, M65, M6 & THE NORTH

M61

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

BOTANY 158



A DEVELOPMENT BY



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