

# 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



[BOTANYPARKBUSINESSPARK.COM](https://www.botanyparkbusinesspark.com)

# WELCOME TO BOTANY BAY BUSINESS PARK

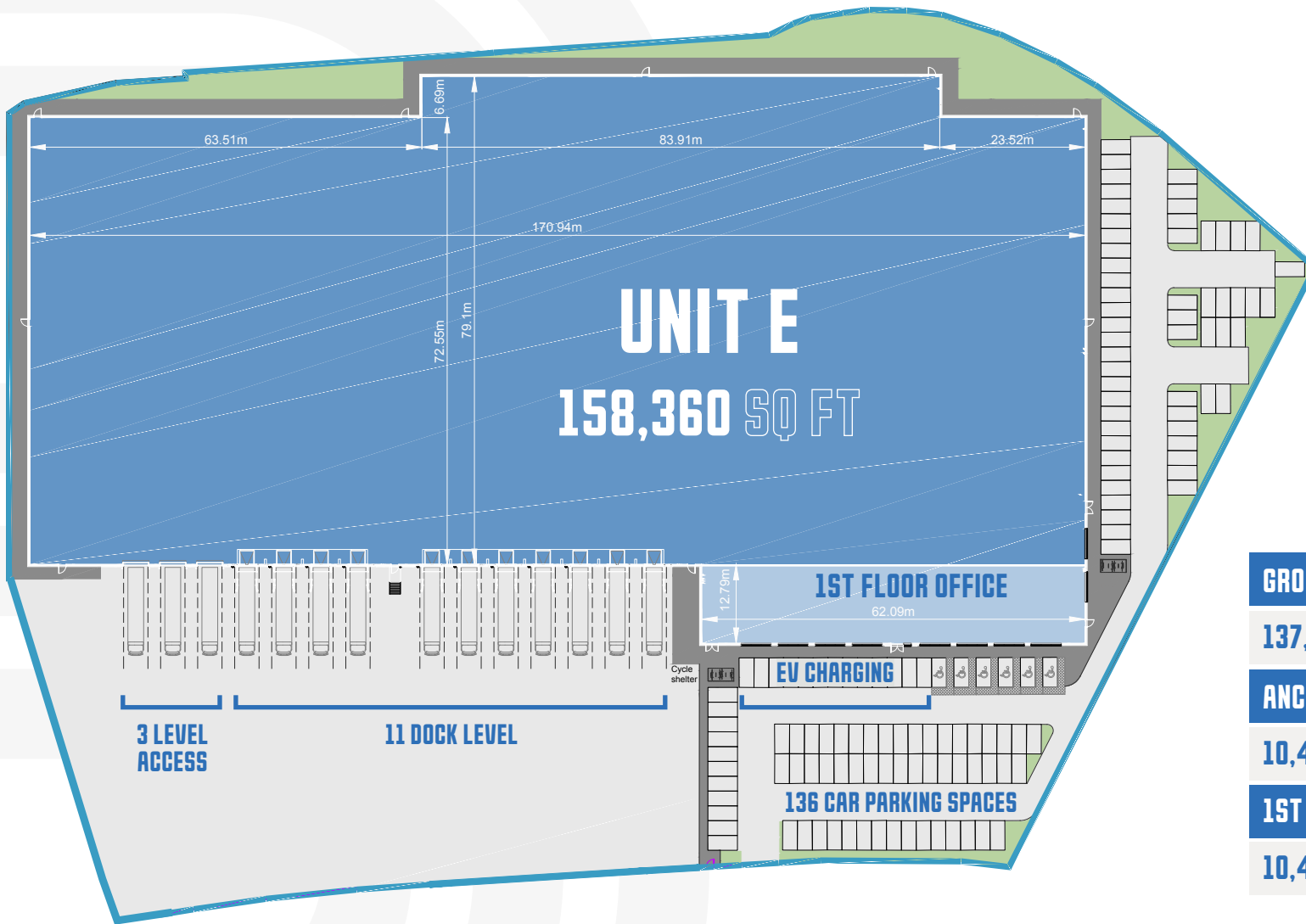


The £100m redevelopment of the 21-acre Botany Bay Business Park will create more than 400,000 sq ft of unrivalled industrial and warehousing space for rent in Chorley.

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 now.

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



<b>GROUND FLOOR WAREHOUSE</b>
137,370 SQ FT (12,762 SQ M)
<b>ANCILLARY</b>
10,495 SQ FT (975 SQ M)
<b>1ST FLOOR OFFICE</b>
10,495 SQ FT (975 SQ M)

- ↑ 12M CLEAR HEIGHT
- 50KN/M2 FLOOR LOADING
- 70K/N POINT LOADING
- 🏆 TARGET BREEAM VERY GOOD
- 📈 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



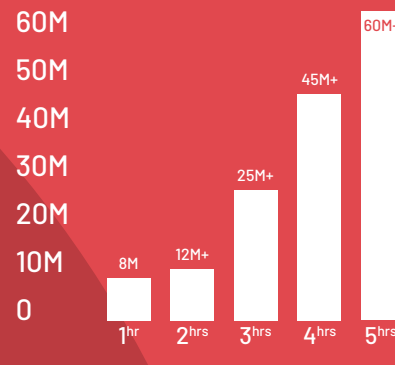
# AN UNRIVALLED LOCATION

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

