

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

**TO LET**  
**158,360 SQ FT**  
**HIGH QUALITY LOGISTICS**  
**& DISTRIBUTION UNIT**

**B** **BOTANY**  
**158**

CANAL MILL | BOTANY BROW | CHORLEY PR6 9AF



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

## A FLEXIBLE OPPORTUNITY TO MAKE BOTANY 158 YOUR OWN

Part of our modern £220m new build development, Botany Bay Business Park, Botany 158 offers unrivalled, high-quality industrial space just off the M61 in Chorley. Totalling 158,360 sq ft, Botany 158 is the largest unit opportunity across both phases of development. Botany 158 has been built as part of the initial 405,386 sq ft of space redeveloped at the site, while phase two will offer a further 322,560 sq ft of industrial space.

Chorley is fast becoming a hotspot for large businesses, with national names such as Costa Coffee, Greggs and Central Co-Op opening at Botany Bay Business Park in 2025 - attracted by the town's excellent transport links and high-quality industrial space on offer.



# SITE PLAN

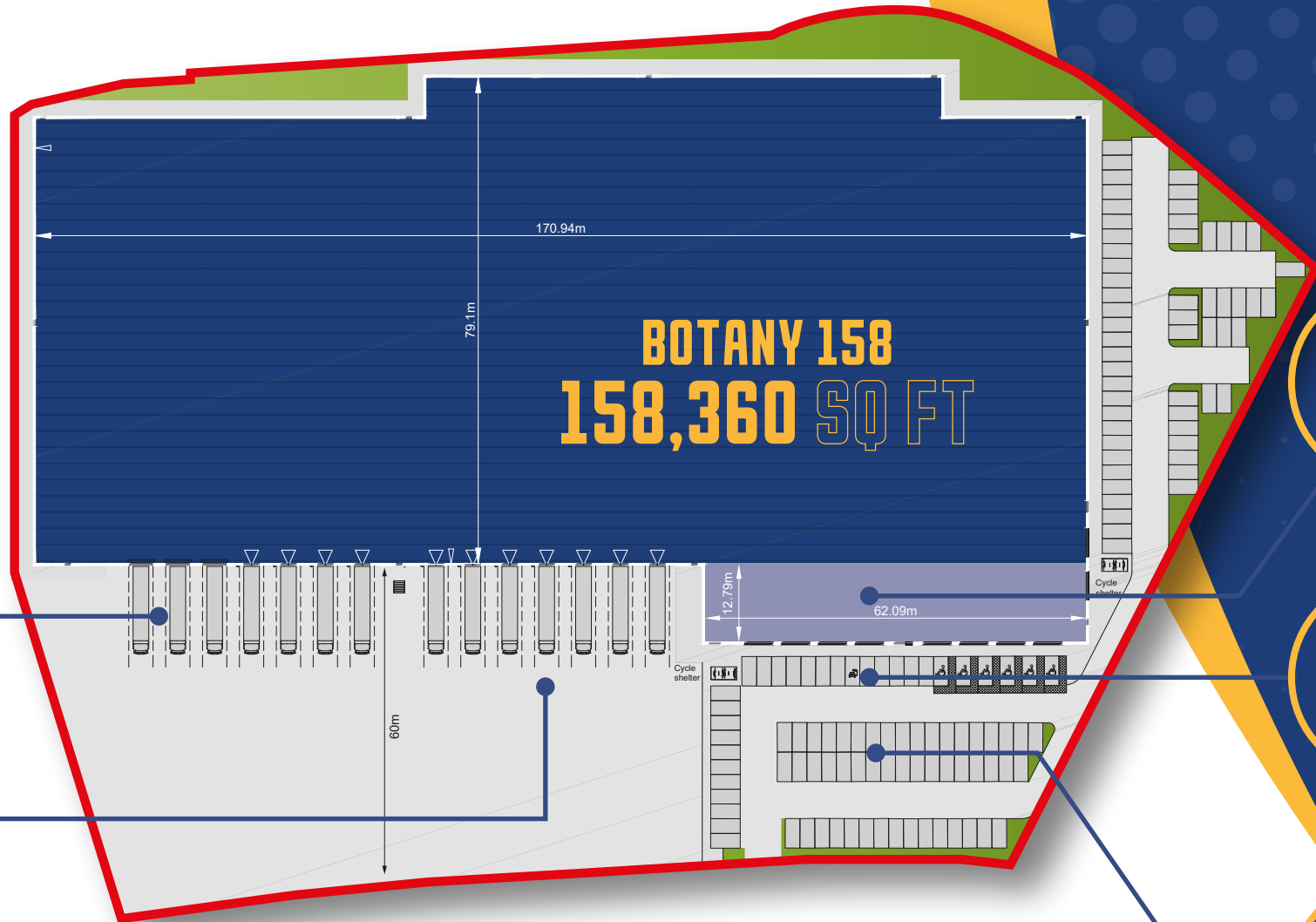


LEVEL ACCESS  
LOADING



DOCK LEVEL  
LOADING

**B** BOTANY  
**158**



GRADE A OFFICE



EV CHARGING



EXTENSIVE  
PARKING

## 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
<b>Totals</b>	<b>158,360 sq ft</b>	<b>14,712 sq m</b>

# 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**



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



**B1, B2, B8  
PLANNING**



**FULLY SECURE  
SITE**



**ROOF DESIGNED FOR  
PV INSTALLATION**



**136 CAR PARKING  
SPACES**



**UP TO  
800 KVA**



**24/7  
ESTATE SECURITY**



**11 DOCK LEVEL & 3 LEVEL ACCESS LOADING DOORS**



**12M  
CLEAR  
HEIGHT**



**TARGET BREEAM VERY GOOD (EPC A)**

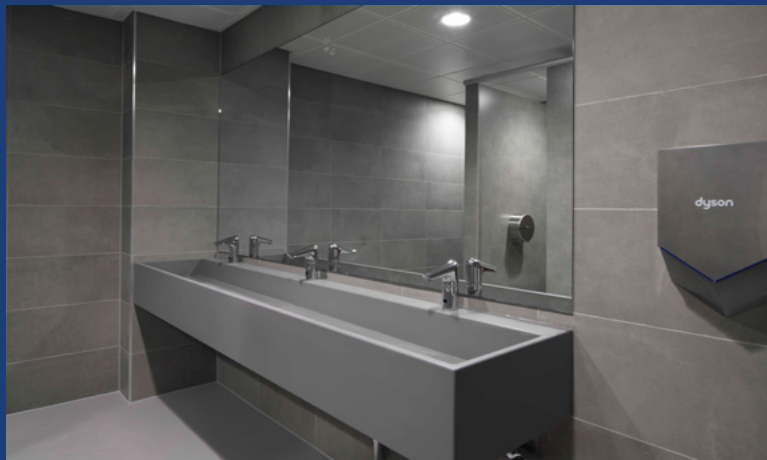




**WAREHOUSE FACILITY 137,370 SQ FT (12,762 SQ M)**  
**WITH GRADE A OFFICES**



**GRADE A OFFICE FITOUT**





# B BOTANY 158 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

**117,900**

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

**BOTANY**  
**158**

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**158**

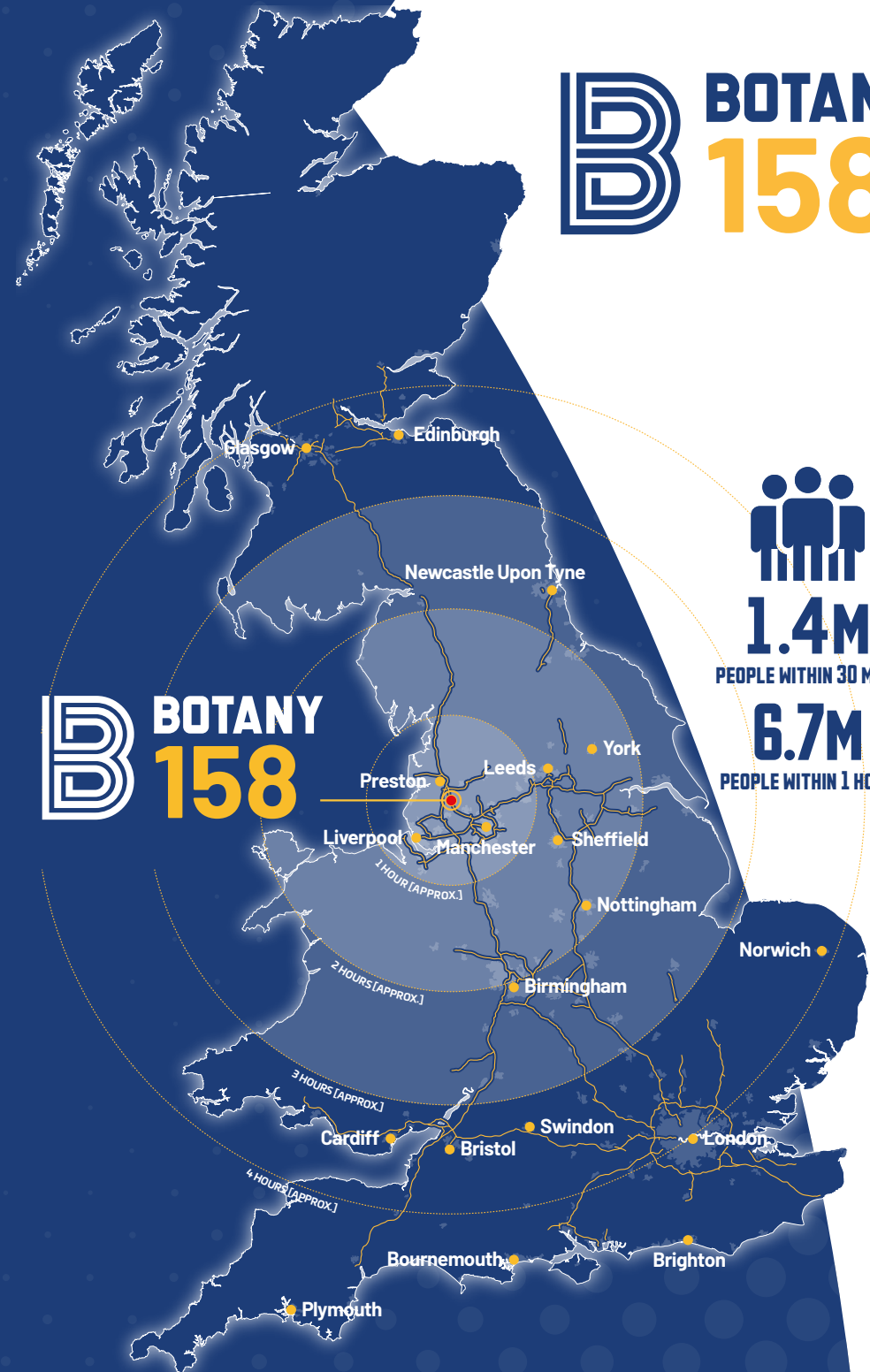


**1.4M**

PEOPLE WITHIN 30 MINS

**6.7M**

PEOPLE WITHIN 1 HOUR



# 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



GREGGS

Botany Retail Opening 2025

BLACKBURN ROAD

**B** BOTANY  
158

David Lloyd  
— CLUBS —

↙ TO J8 & CHORLEY  
TOWN CENTRE

J8

BOTANY BAY

↙ TO PRESTON, M65, M6 & THE NORTH

M61

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



# BOTANY 158



## A DEVELOPMENT BY



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