

THE HOME OF MODERN INDUSTRY

WELCOME TO BOTANY BAY BUSINESS PARK

HARD-WORKING SPACES TO TAKE YOUR BUSINESS TO THE NEXT LEVEL

405,386 sq ft of space in development
Available to let from 2024

- > 1,300 - 158,000 SQ FT UNITS
- > UNRIVALLED LOCATION
- > STATE-OF-THE-ART FACILITIES
- > COMBINABLE UNITS
- > ON-SITE AMENITIES

READY TO GET STUCK IN?

405,386 sq ft of industrial and commercial space is under development at Botany Bay.

Phase one available to let from 2024.

Reserve your unit today.

T. 0845 500 6161



SEE OUR VISION
FOR BOTANY BAY
BUSINESS PARK



BOTANY BAY BUSINESS PARK
BOTANY BROW, CHORLEY
LANCASHIRE PR6 9AF

MODERN AND HIGH SPEC, EACH UNIT IS KITTED OUT WITH STATE-OF-THE-ART FACILITIES TO SUPPORT YOUR BUSINESS

FEATURES

AVAILABLE
FROM
1,300 SQ FT

UNITS E-G
BREEAM RATED
'VERY GOOD'

INTERNAL
EAVES FROM
6M TO 12M

TARGETING
EPC RATING A

ELECTRIC
ROLLER DOORS

POWER SUPPLY
FROM 50 KVA
TO 500 KVA

OPTION
TO COMBINE
UNITS

UNITS
AVAILABLE
FROM 2024

BESPOKE
FIT OUT

DEDICATED
PARKING

PLUG AND
PLAY OPTION
AVAILABLE

**RESERVE
YOURS TODAY**
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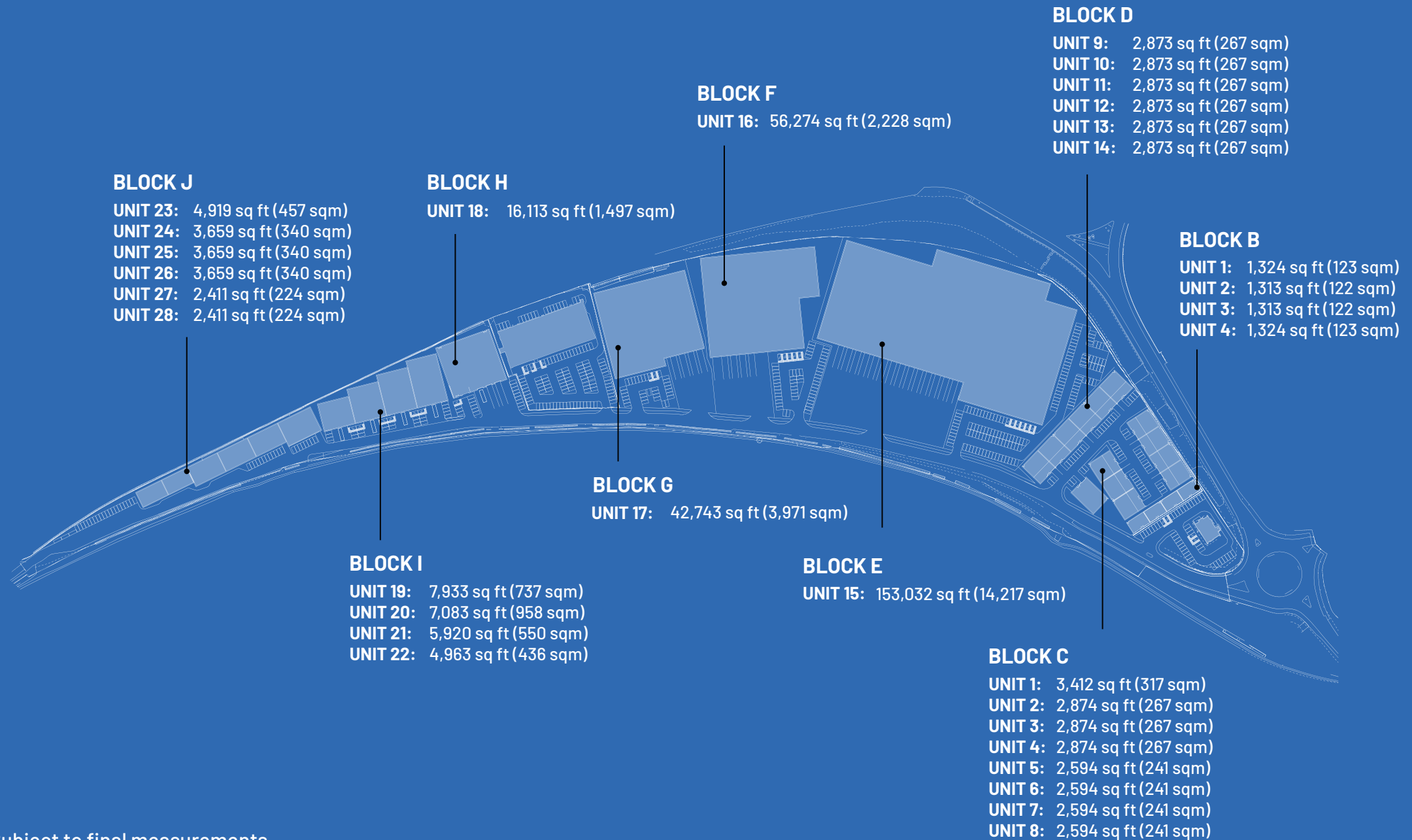


Create a space to suit your business,
bespoke fit out is available.



Each unit includes allocated parking

THE SITE



*Subject to final measurements



Block D - 6x retail and commercial units, totalling 17,238 sq ft of space



A PLACE TO MAKE YOUR OWN

Customisable and combinable, each unit can be tailored to the needs of your business. Built for pioneers, they are filled with a variety of facilities to aid innovation. Purposefully built with a generous eave height, you can utilise all the space as you scale.





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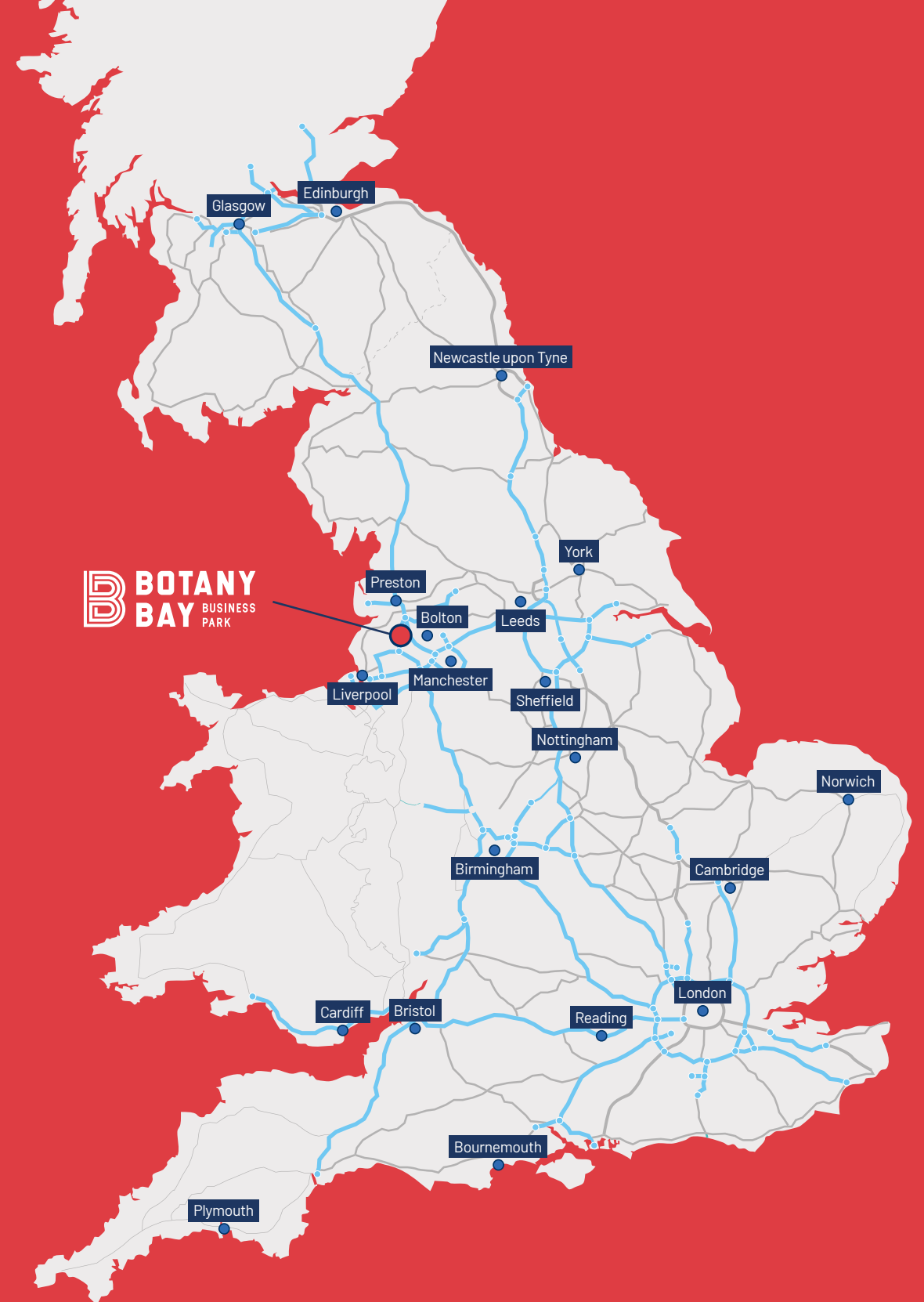
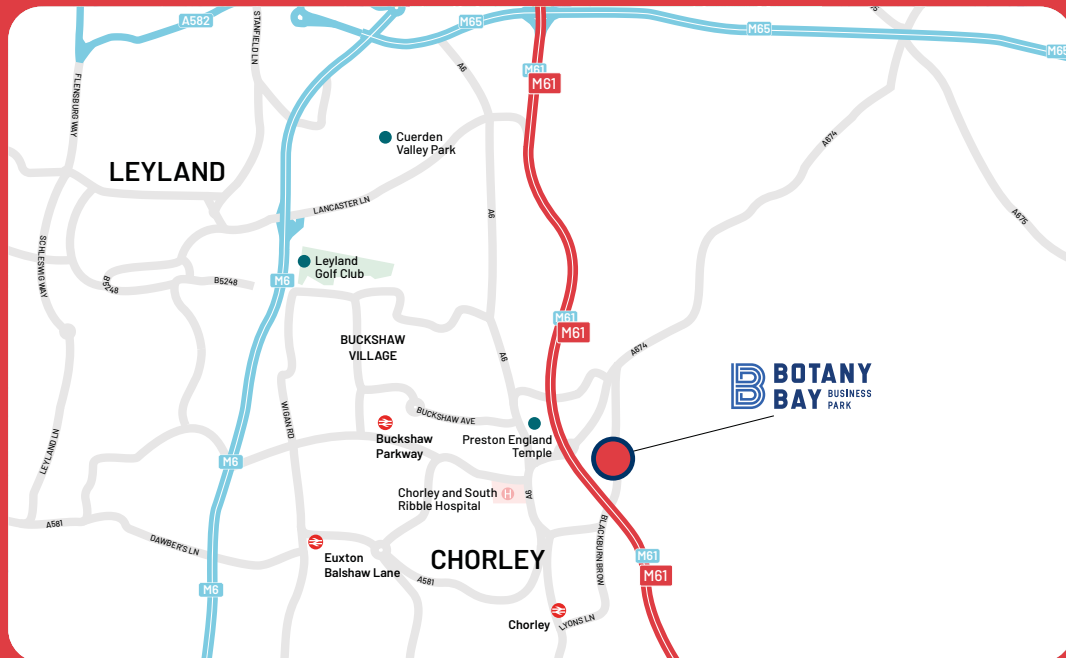
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AN UNRIVALLED LOCATION

With the M61 (jct. 8) on your doorstep, you'll be based at the core of the nation's motorway network. Combined with the close proximity of other major transport links, Botany Bay Business Park offers a prime location to manage logistics across the UK.



THE PERFECT HUB FOR WAREHOUSING & LOGISTICS

Set up base in a region known for nurturing its public and private sectors.

From manufacturing to cyber security firms, Lancashire is already home to a wealth of successful enterprises and corporations.

1.4 MILES

Chorley train station

28 MILES

Port of Liverpool

11.5 MILES

Preston train station

32 MILES

Manchester airport

27.7 MILES

Manchester Piccadilly
train station

ACCESS TO MAJOR CITIES ACROSS THE UK

25 MINS

Bolton

30 MINS

Preston

40 MINS

Manchester

70 MINS

Liverpool

90 MINS

Leeds

2 HOURS

Birmingham

3 HOURS

Glasgow

4 HOURS

London

FACILITIES

ON SITE

- CANAL-SIDE POSITION
- CAFÉ, RESTAURANT AND BAR
- CYCLE PARKING
- LANDSCAPED ENVIRONMENT

NEARBY

- LEISURE FACILITIES
- PUBS AND RESTAURANTS



Block H - 16,113 sq ft of
distribution and storage space

TAP INTO THE TALENT POOL

Botany Bay is just a 20-minute walk (or a four-minute drive) from the centre of Chorley and its train station which provides regular connections to Preston, Bolton and Manchester.

This is the most significant population and talent cluster in the North West, and one of the leading areas of the country for innovation, investment and growth. For businesses, this represents an invaluable resource and an unmissable opportunity in all sectors.

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

NORTH WEST INVESTMENT DESTINATION

Botany Bay sits at the heart of England's North West region which is one of the most exciting and innovative parts of the country. Nothing short of another economic revolution is underway and businesses in the region are in prime position to benefit.

Foreign Direct Investment (FDI) has targeted the North West in recent years with a huge amount of money pouring into the region to unlock the abundant economic potential here.

FOREIGN DIRECT INVESTMENT (FDI)

2022 saw a 19% increase in the number of FDI projects in the region, and the North West's overall share of this investment grow by 9.5% year-on-year. Government statistics from June 2023 show that last year's figures were just the start. The North West landed 137 new FDI projects in the last financial year which together are creating 5,820 new jobs. Manchester alone attracted more FDI projects than any city outside London and this success benefits the whole region.

“

Today's figures confirm investors are looking beyond London and the South East as they search for high growth opportunities with highly skilled workforces. These investments are also supporting our strongest industries and creating the jobs of the future, from aerospace and car manufacturing to financial services and tech.

LORD JOHNSON
MINISTER FOR INVESTMENT

”

NORTH WEST FDI HIGHLIGHTS

137 new FDI projects in 22/23
creating 5,820 new jobs (UK Gov)

19% increase in North West FDI projects
year-on-year (UK Attractiveness Survey)

9.5% increase in North West's share of
overall UK FDI in 2022 (EY)

DOMESTIC INVESTMENT

This success with FDI has been matched by ongoing domestic investments. £590m of the government's Levelling Up Fund and Community Ownership Fund has been allocated to the North West for town centre regeneration, transport upgrades, cultural investment and more.

Additionally, February 2023 brought the news that more than 2,000 government roles were being moved from London to the North West in a substantial government shake up – more than any other region. This is a major change for the region that is expected to bring a multi-million-pound economic benefit instantly as much more in the future.

Other areas where the North West is thriving include the Net Zero sector. 17 new Net Zero projects were established in the region during the 22/23 financial year, creating 901 new jobs. In the future, the picture looks even brighter.

For example, 2024 will see the beginning of the HyNet project – a £20bn investment in carbon capture technology which will focus much of its gains in the North West. It is anticipated that the region will secure 6,000 new roles, attract further investment and cultivate a new supply chain for this sector and allow the North West to retain its status as the country's leader for advanced manufacturing.



“

This investment [...] is good for the UK's fight against climate change, good for the North West region, good for industry and good for the region's economy.

DAVID PARKIN

PROJECT DIRECTOR FOR HYNET

”

NORTH WEST DOMESTIC INVESTMENT HIGHLIGHTS

590M government Levelling Up and Community Ownership funding (UK Gov)

2,100% government jobs heading to the North West (UK Gov)

17 new Net Zero projects in 22/23 creating 901 new jobs (UK Gov)

6,000 jobs to be created by investment in carbon capture (HyNet)

GRANTS

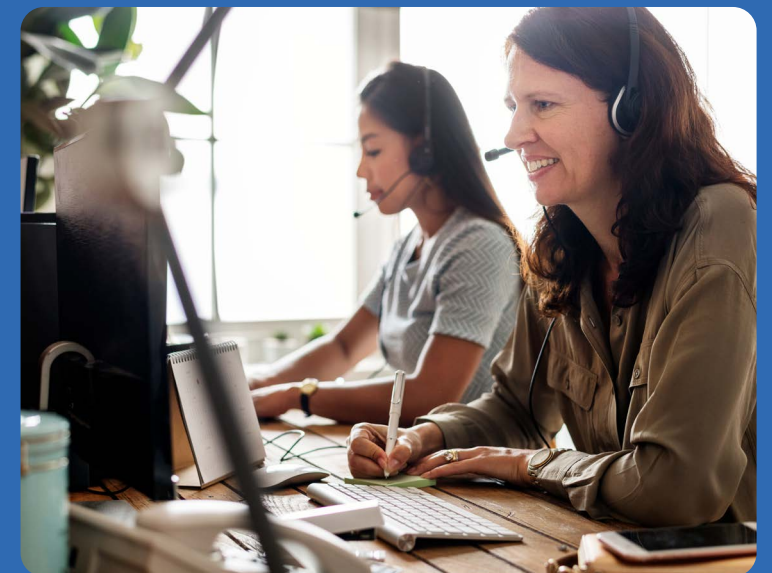
FIREM WORKS CLOSELY WITH CHORLEY COUNCIL WHICH OFFERS VARIOUS GRANT INCENTIVES FOR BUSINESSES ALREADY IN THE AREA ALREADY OR THOSE LOOKING TO MOVE TO CHORLEY.

The Chorley Business Investment for Growth (BIG) Grant supports SMEs with the construction of new buildings; the refurbishment/adaptation of existing business premises; site engineering works; plant and equipment; signage; hard/soft landscaping and security improvements.

Grants of up to £10,000 are available to cover up to 50% of the cost of qualifying activities, and successful applications to this fund constitute state under the European Commission regulations.

The Chorley Grant is available to existing businesses moving into the borough which intend to create at least five sustainable jobs within two years of establishing a base. Grants are available up to the value of £25,000, with higher amounts available in exceptional circumstances, and can be used for everything supported by a BIG Grant as well as relocation costs, lease costs and business rates.

As with the BIG Grant, the Chorley Grant is available to SMEs only and also qualifies as state aid.



A BESPOKE SERVICE

WE WANT TO MAKE MOVING TO BOTANY BAY BUSINESS PARK AS EASY AS POSSIBLE

For occupiers that would prefer us to create a bespoke package, we can offer the following services:

BUSINESS SUPPORT

**BUSINESS
RATES ADVICE**

MARKETING

BROADBAND
(WITH OPTIONAL ROUTER)

TELECOMMUNICATIONS

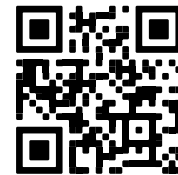
Whether you need all of the services on offer or just a couple, we'll be more than happy to tailor the package to your business needs. For questions, enquiries or reservations, please contact us.

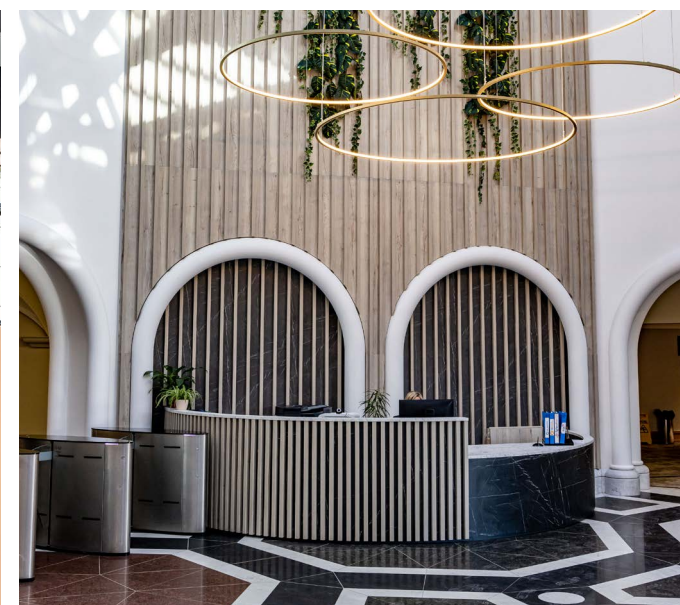
GET IN TOUCH TODAY

T. 0845 500 6161

enquiries@botanybaybusiness.com

botanybaybusinesspark.com





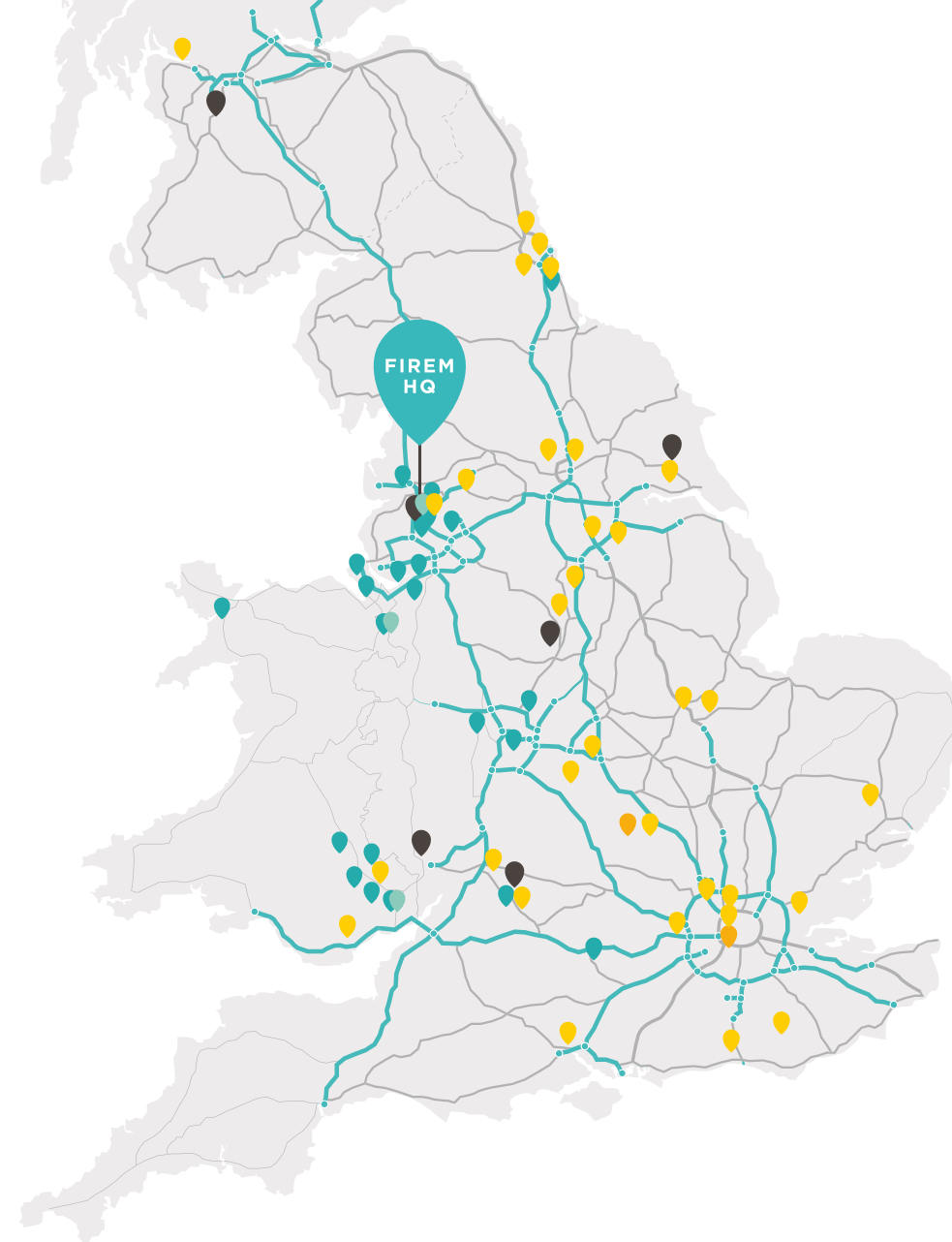


ABOUT FI REAL ESTATE MANAGEMENT

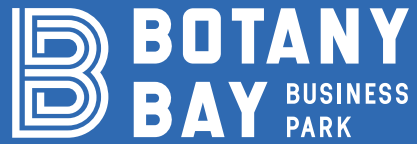
With over 40 years of experience, our expert team has managed over 15 million sq ft to date, and we're not stopping any time soon. By becoming an FIREM tenant, you'll have access to plenty of benefits, including:

- > ACCESS TO OUR NATIONWIDE NETWORK OF BUSINESSES
- > OPPORTUNITY TO EXPAND INTO OUR SITES ACROSS THE UK AS YOU GROW
- > GAIN KNOWLEDGE, ADVICE AND GUIDANCE FROM OUR SUPPORTIVE FIREM TEAM
- > A TENANT REFERRAL FEE UP TO £10K, SUBJECT TO TERMS

Visit www.fi-rem.com to find out more



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