



# Kingsway 216

KINGSWAY BUSINESS PARK JOHN MILNE AVENUE  
ROCHDALE, OL16 4NG



**Standard Life**  
Investments

NEW 216,777 SQ FT INDUSTRIAL UNIT TO LET  
**READY FOR IMMEDIATE OCCUPATION**

[WWW.KINGSWAY216.COM](http://WWW.KINGSWAY216.COM)

A BRAND NEW 216,777 SQ FT SELF-CONTAINED INDUSTRIAL UNIT WITH IMMEDIATE ACCESS TO M62 JUNCTION 21.



# STRATEGICALLY DESIGNED



216,777 sq ft



11 acre site area



15m eaves height to underside of haunch



5% office content (10,150 sq ft of first floor office accommodation)



43% site coverage



20 dock and 2 level loading doors



Concrete surfaced yard



50m yard depth



50kN/sq m floor loading



22 HGV trailer bays



770 Kva power supply



Fully secured and lit yard



Dedicated gatehouse



179 dedicated car parking spaces



BREEAM rating "Very Good"



Energy Saving measures – Rainwater harvesting and potential for photovoltaics on roof

216,777 SQ FT  
WAREHOUSE &  
OFFICES



20 DOCK &  
2 LEVEL  
LOADING DOORS



5%  
OFFICE  
CONTENT

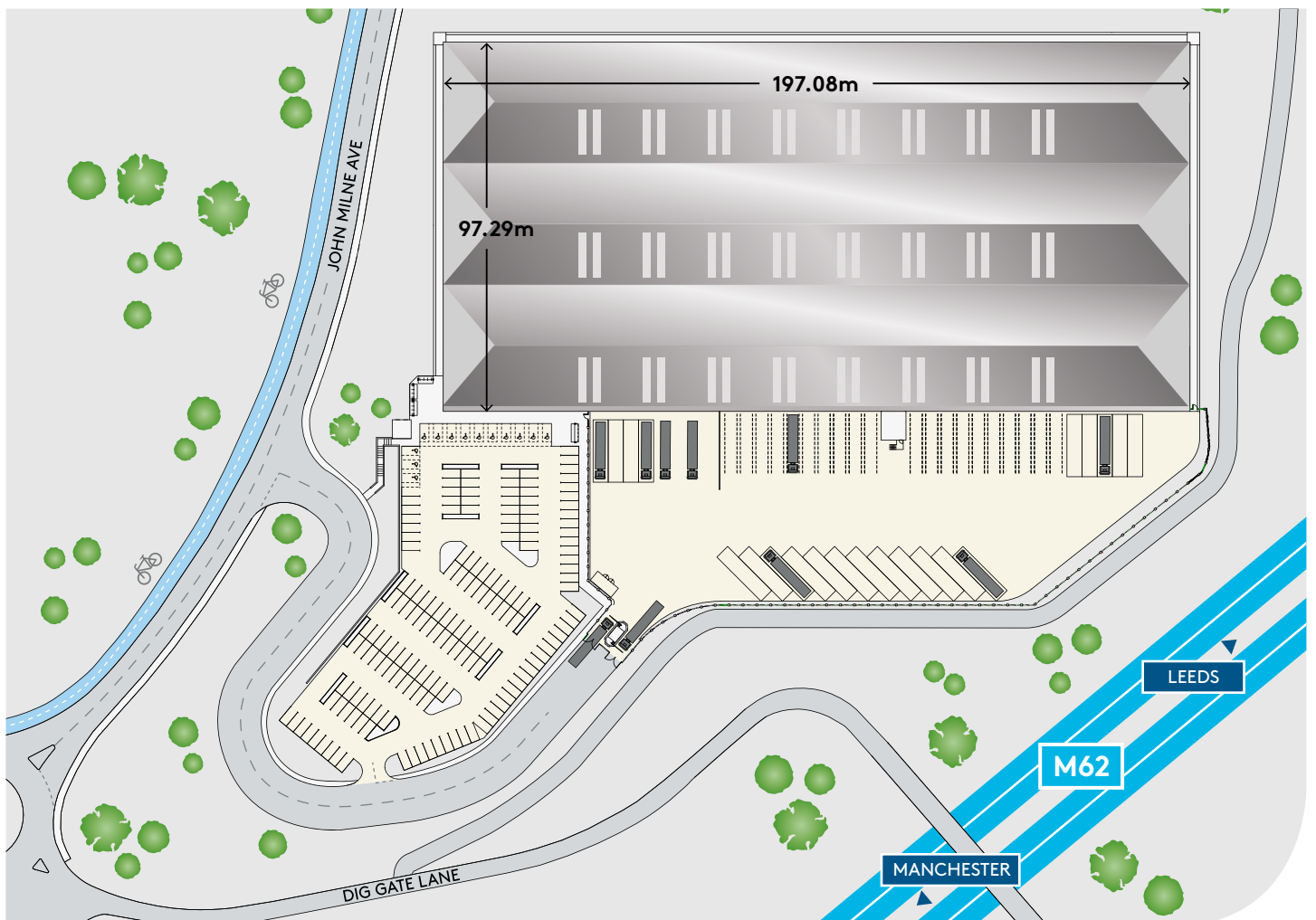
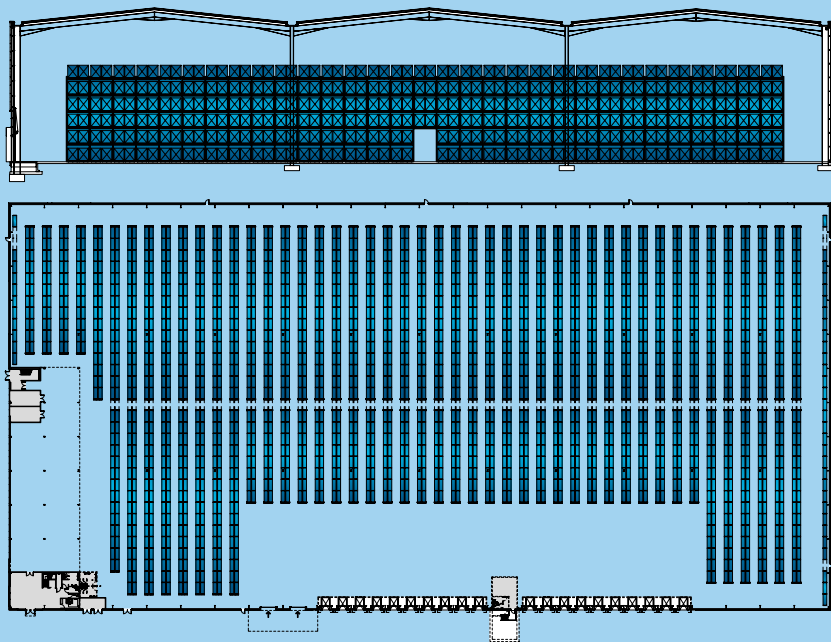


# EFFICIENT STRUCTURE

## INDICATIVE RACKING LAYOUT

Every shelf has the following specification:

- + 27,658 pallet spaces
- + 5 pallets high +1 on floor
- + 2,100mm lift
- + 900mm racking width
- + 200mm spacing



# BUILT FOR PRODUCTIVITY

Kingsway 216

	SQ FT	SQ M
Warehouse	206,386	19,173.9
Offices (First Floor)	10,263	953.4
Gatehouse	128	11.9
<b>Total</b>	<b>216,777</b>	<b>20,139.3</b>





**27,658**

PALLETS CAN  
BE STORED



**BUILT FOR  
PRODUCTIVITY**




IMMEDIATE ACCESS  
TO JUNCTION 21

**M62**

## A PROMINENT LOCATION

Kingsway 216 has excellent communications with immediate access to J21 of the M62 and consequently the surrounding motorway network including the M60, M56, M66, M6 and A627(M). The unit is also situated in a prominent position having frontage to the M62 and will be visible to passing traffic, in excess of 110,000 vehicles per day.

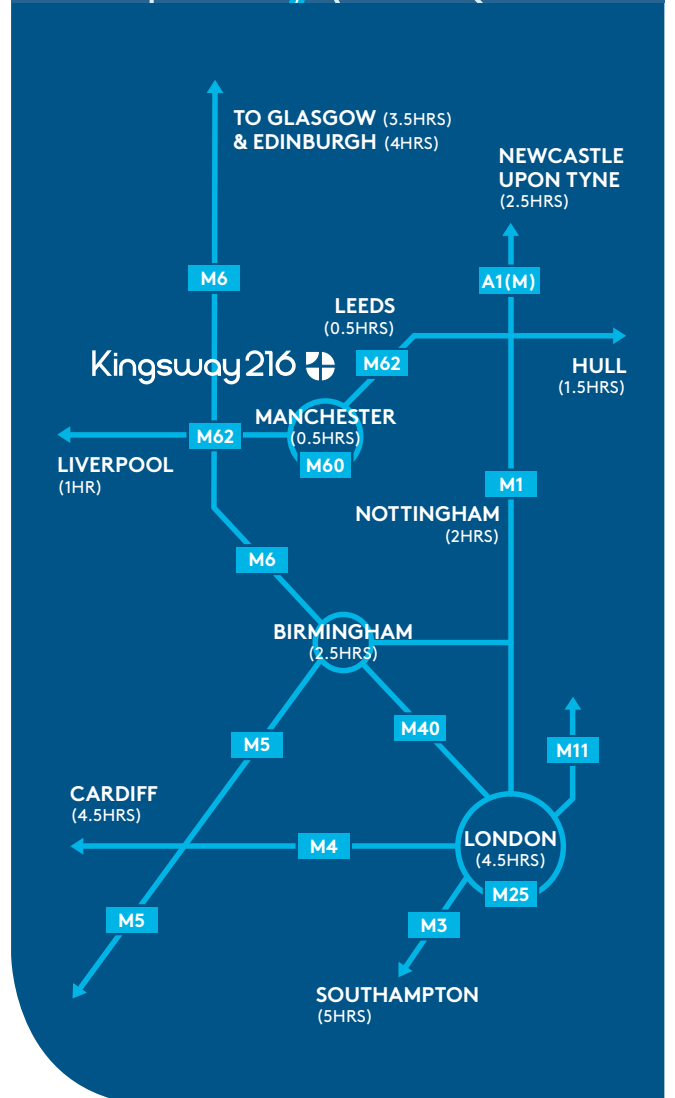
	KM	MILES	
M62 (Junction 21)	2	1	3 mins
M60 (Junction 18)	18	11	17 mins
Manchester	23	14.5	36 mins
M6 (Junction 21a)	41	25.5	32 mins
Manchester Airport	43	26.5	34 mins
M1 (Junction 42)	48	30	31 mins
Leeds	51	32	37 mins
Liverpool John Lennon Airport	67	41.5	52 mins
Liverpool	69	43	58 mins
Birmingham	167	104	1 hr 51 mins
Newcastle upon Tyne	212	132	2 hrs 18 mins
Edinburgh	357	222	3 hrs 56 mins
London	364	226	4 hrs 7 mins



## KINGSWAY BUSINESS PARK

Kingsway Business Park is one of the premier business parks in the North West, benefitting from the following:

- + Adjacent to junction 21 of M62
- + 420 acre strategic development for B1, B2 & B8 uses
- + 1.7m sq ft of development already delivered on site
- + Existing occupiers include Asda, JD Sports, CRL, EON, and Takeuchi MFG
- + Dedicated Metrolink stop directly connecting Manchester City Centre
- + 30 acres of Green Space



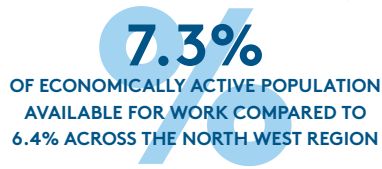


TO VIEW THE AERIAL  
FLYOVER FILM VISIT:

[WWW.KINGSWAY216.COM](http://WWW.KINGSWAY216.COM)



## KEY DEMOGRAPHICS



## FURTHER INFORMATION

Viewing is strictly through joint  
letting agents:

### TERMS

Upon application.



**JASON PRINT**  
T: +44 (0)161 830 7095  
M: +44 (0)7833 170680  
E: [jprint@geraldeve.com](mailto:jprint@geraldeve.com)



**PAUL DAYE**  
T: +44 (0)161 214 6141  
M: +44 (0)7812 971 561  
E: [paul@p3property.co.uk](mailto:paul@p3property.co.uk)



**ANDREW LYNN**  
T: +44 (0)161 828 6415  
M: +44 (0)7795 107469  
E: [andrew.lynn@eu.jll.com](mailto:andrew.lynn@eu.jll.com)



Misrepresentation Act 1967: Gerald Eve, P3 and JLL for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Gerald Eve, P3, JLL nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. December 2016.

Designed and produced by Cre8te - 020 3468 5760 - [www.cre8te.london](http://www.cre8te.london)