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# For Sale / To Let

**Plot K Kingsway Business Park, J21 M62, Rochdale,  
Greater Manchester, OL16 4NG**

35,000 to 75,000 sq ft (3,251.61 to 6,967.73 sq m) GIA



## Location

Kingsway Business Park is a 420 acre strategic development adjacent to Junction 21 of the M62.

## Video 1

[Kingsway K Plot](#) from [Skyhawk Aerial Imaging Ltd](#) on [Vimeo](#).

## Video 2

[Kingsway Plot K75](#) from [Skyhawk Aerial Imaging Ltd](#) on [Vimeo](#).

## Description

K55 – 55,000 sq ft

K40 - SOLD

K75 – 75,000 sq ft

K35 – 35,000 sq ft

- 1.7m sq ft of industrial and logistics space delivered to date
- Existing occupiers include Asda, JD Sports, CRL, EON and Takeuchi MFG
- Dedicated Metrolink stop connecting directly to Manchester and beyond
- 30 acres of green space
- Leasehold packages available

## EPC

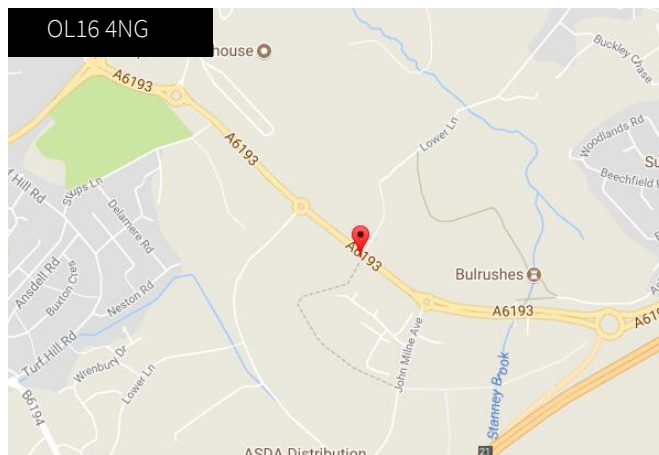
This property has been graded as 21 A.

## Rent

£6.50 per sq ft

## Price

£100 per sq ft



## Contacts

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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



# KINGSWAY BUSINESS PARK

JOHN MILNE AVENUE ROCHDALE  OL16 4NH

**K-35**



**K-40**



**OCCUPIED BY**

**Cleland McIver**  
lifestyle

**K-55**



**K-75**



**AVAILABLE FOR IMMEDIATE OCCUPATION**

**TO LET THREE HIGH QUALITY  
NEW BUILD DETACHED  
INDUSTRIAL / WAREHOUSE UNITS  
FROM 35,000 TO 75,000 SQ FT**

[kingsway4.co.uk](http://kingsway4.co.uk)



## DEMOGRAPHICS



## DRIVE TIMES

Destination	km	m	time by car
M62 (J21)	2	1	3 mins
M6 (J21a)	41	25.5	32 mins
Leeds	51	32	37 mins
M60 (J18)	18	11	17 mins
Manchester Airport	43	26	34 mins
Liverpool Airport	67	41.5	52 mins
Manchester	23	14.5	36 mins
M1 (J42)	48	30	31 mins
Liverpool	69	43	58 mins
Birmingham	167	104	1 hr 51 mins
Newcastle	212	132	2 hrs 18 mins
Edinburgh	357	222	3 hrs 56 mins
London	364	226	4 hrs 7 mins

# THE SITE

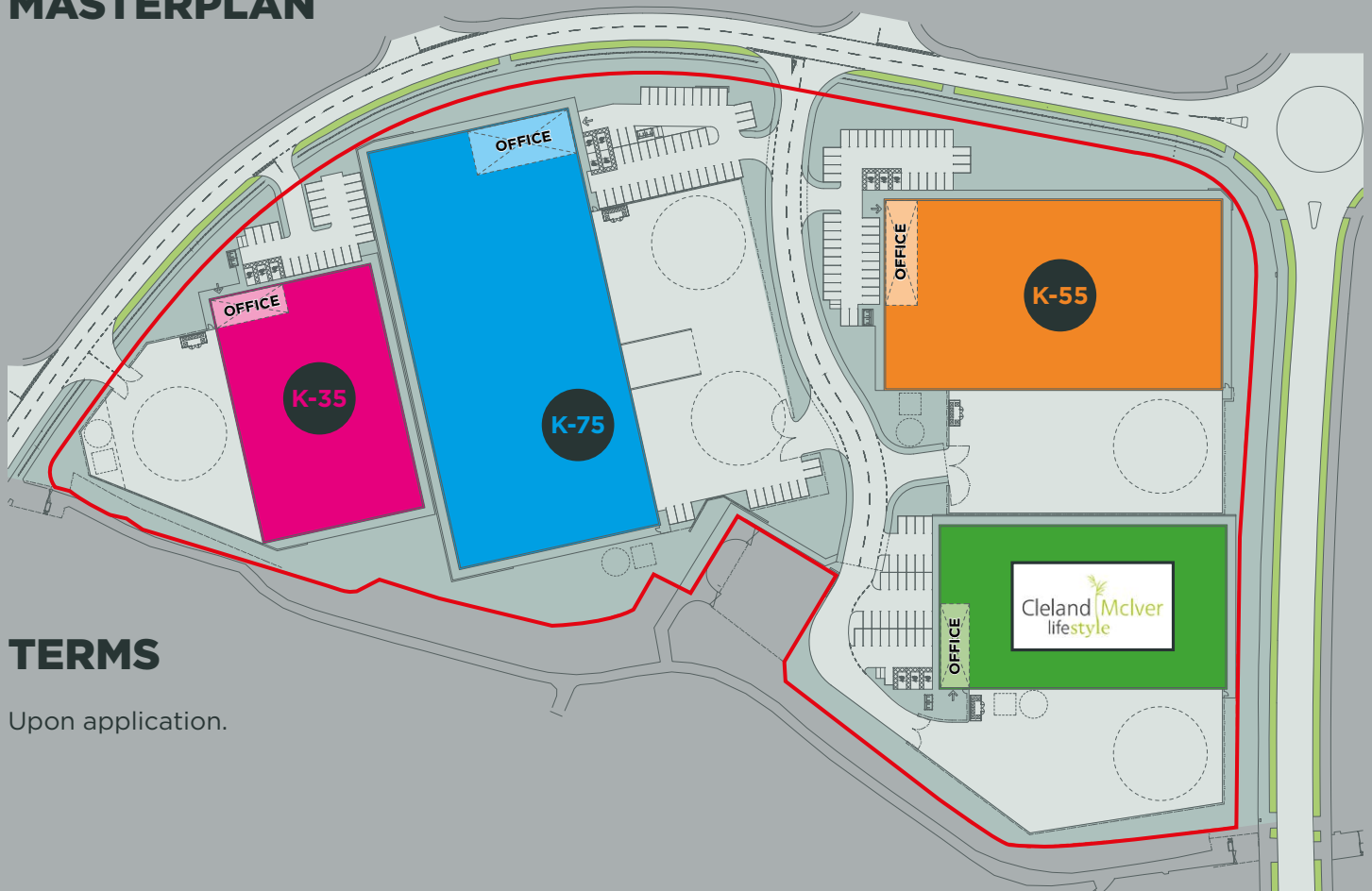
Kingsway Business Park is one of the premier business parks in the North West, benefitting from the following:

- **Adjacent to junction 21 of M62**
- **420 acre strategic development for B1, B2 & B8 uses**
- **2m sq ft of development already delivered on site**
- **Existing occupiers include Asda Wincanton, JD Sports, CR Laurence, E.ON, Cleland Mclver Lifestyle and Takeuchi MFG**
- **Dedicated Metrolink stop directly connecting to Manchester City Centre**
- **30 acres of Green Space**

In addition local amenities planned to include:

- **Hotel**
- **Café & Restaurant**
- **Gym**
- **Childcare**
- **Convenience Store**
- **Small retail units**

# MASTERPLAN



# TERMS

Upon application.

# ACCOMMODATION

Unit	Warehouse / Production		Office (First Floor)		Total GIA		CPS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	
K-35	33,258	3,090	1,828	170	35,086	3,260	33
K-55	52,282	4,857	2,793	260	55,075	5,117	51
K-75	71,284	6,623	3,847	357	75,131	6,980	70
<b>Total</b>					<b>165,292</b>	<b>15,356</b>	



**K-35**

**Unit K-35** benefits from the following specification:-

- 35,086 sq ft
- 8m eaves height to underside of haunch
- 1,828 sq ft of office accommodation (at first floor)
- Concrete surfaced yard and car park
- 4 level access loading doors
- 50kN/sq m floor loading
- Power supply of 160 KVA
- 33 car parking spaces
- BREEAM 'Very Good'



**K-55**

**Unit K-55** benefits from the following specification:-

- 55,075 sq ft
- 8m eaves height to underside of haunch
- 2,793 sq ft of office accommodation (at first floor)
- Concrete surfaced yard and car park
- 6 level access loading doors
- 50kN/sq m floor loading
- Power supply of 225 KVA
- 51 car parking spaces
- BREEAM 'Very Good'





Cleland Mclver  
lifestyle



**K-40**



**OCCUPIED BY**

Unit K-40

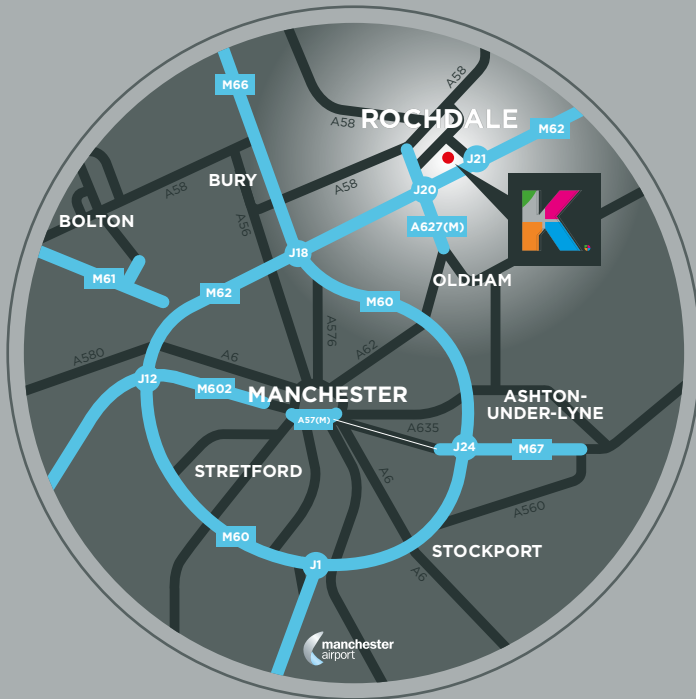
on (at first floor)  
park  
ing  
0 KVA  
spaces  
'Very Good'



**K-75**

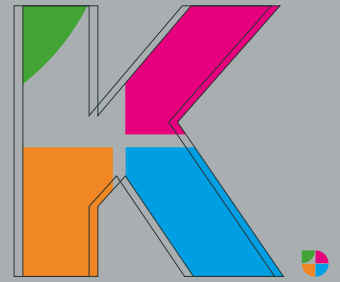
Unit K-75 benefits from the following specification:-

- 75,131 sq ft
- 10m eaves height to underside of haunch
- 3,847 sq ft of office accommodation (at first floor)
- Concrete surfaced yard and car park
- 8 level access loading doors plus 2 dock level access doors
- 50kN/sq m floor loading
- Power supply of 250 KVA
- 70 car parking spaces
- BREEAM 'Very Good'



# KINGSWAY BUSINESS PARK

JOHN MILNE AVE  
ROCHDALE  
OL16 4NH



[kingsway4.co.uk](http://kingsway4.co.uk)



DIRECT ACCESS  
TO J21 M62



KINGSWAY METRO  
ON SITE



MANCHESTER  
AIRPORT - 26 MILES

## LOCATION

Kingsway Business Park has excellent communications having immediate access to J21 of the M62 and consequently the surrounding motorway network including the M60, M56, M66, M6 and A627(M).

Kingsway Business Park's prime location has a catchment of 8 million people living within a 60 minute drive time of the site.

The park also benefits from a new dedicated Metrolink station which provides direct access between Rochdale and Manchester City Centre.

## DRONE VIDEO

To take a closer look at the new build units at Plot K Kingsway Business Park, check out our drone video at [Kingsway4.co.uk](http://Kingsway4.co.uk)

## CONTACTS

For further information please contact the letting agents.



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