

DESCRIPTION

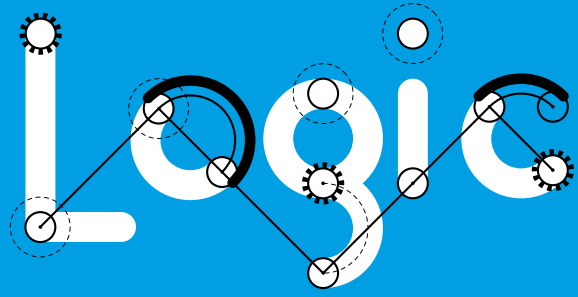
11 new units available in March 2019
from 3,000 sq ft to 15,500 sq ft

A most **logical solution** for industrial
accommodation in the heart of the North West

Logical
solution

Logic at Kingsway is an exciting new phase at one of the UK's best performing business parks. Eleven new units are currently being built and will be available in March 2019.

The scheme will provide units from **3,000 sq ft to 15,500 sq ft**.



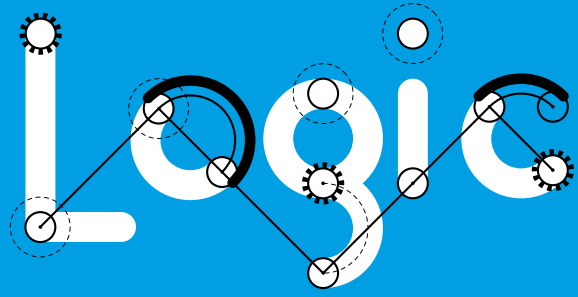
LOCATION



Logical location

Kingsway Business Park is in an ideal location:

- Just off junction 21 of the M62, the cities and airports of Manchester and Leeds are within 30 minutes and 45 minutes respectively.
- The M62 provides excellent transport links to the local, regional and national motorway network. The M60, M66, M61, M6 and M1 are all within easy reach.
- The park also has its own Metrolink station providing direct access to Manchester city centre and beyond.

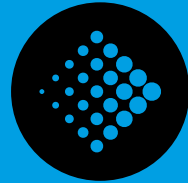


CONNECTIVITY

KEY FACTS



Adjacent to
J21 M62

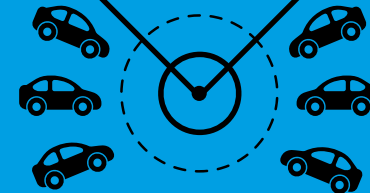


Dedicated
Metrolink
stop

The North West has a
population of
7 million



It is the
largest working
population
outside of the South East



28%
of the **UK population**
is within a 2 hour
drive of the site.

Rochdale labour costs are
24% lower
than the national average



High
skill levels
51%
qualified to level 3 NVQ
and above



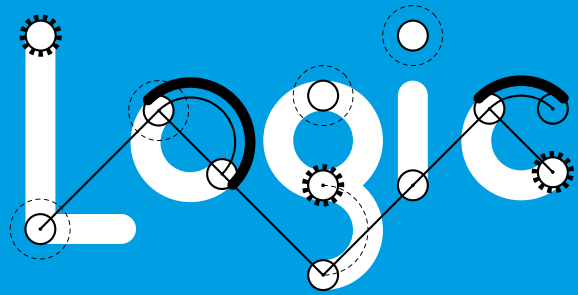
Superfast broadband
delivering speeds
up to 1 Gbps



Close to
**3 international
airports**

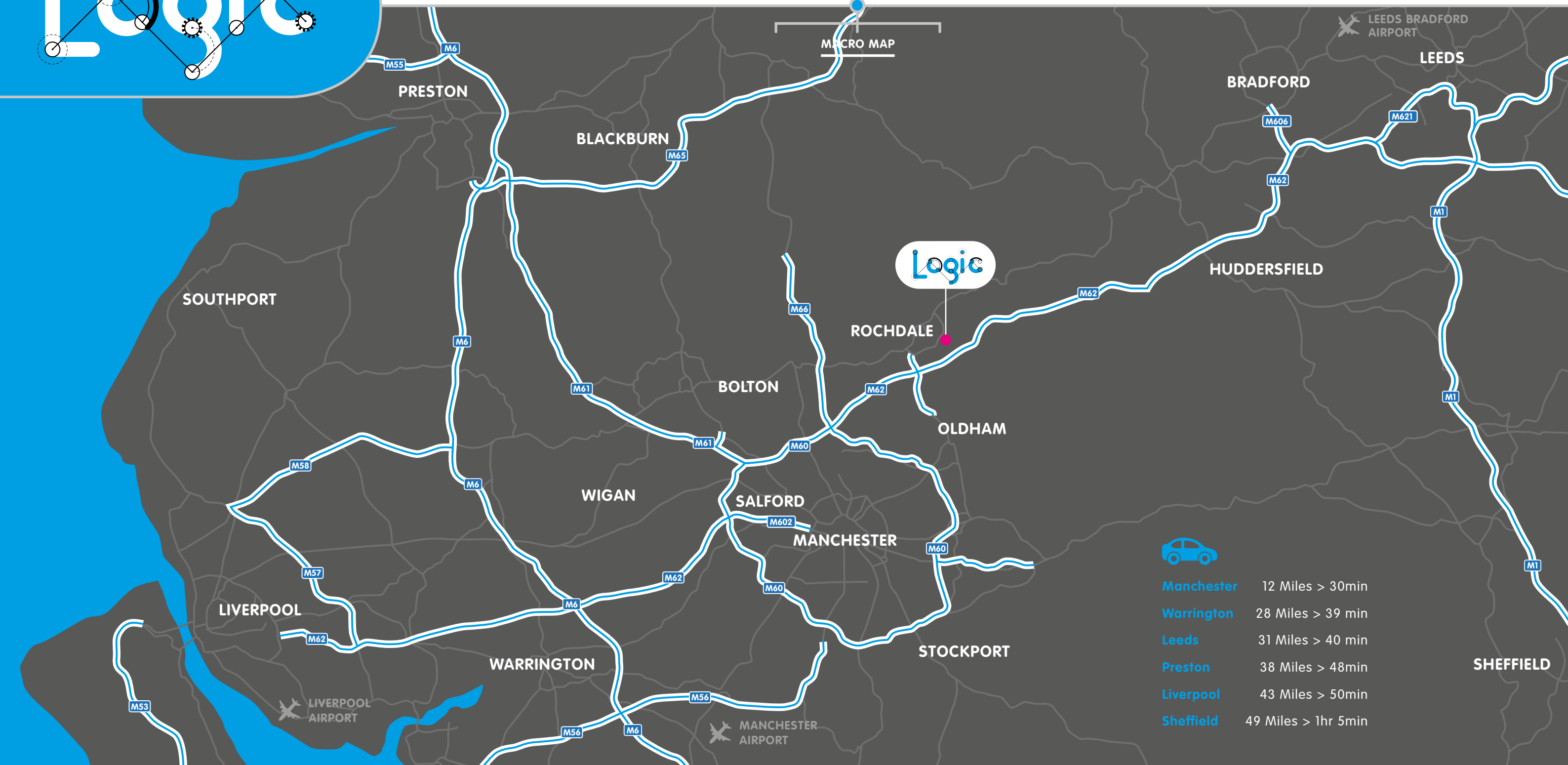


Logical
connections



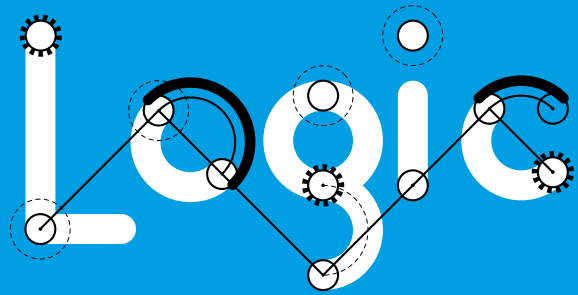
CONNECTIVITY

MACRO MAP



Manchester	12 Miles > 30min
Warrington	28 Miles > 39 min
Leeds	31 Miles > 40 min
Preston	38 Miles > 48min
Liverpool	43 Miles > 50min
Sheffield	49 Miles > 1hr 5min

Logical
connections

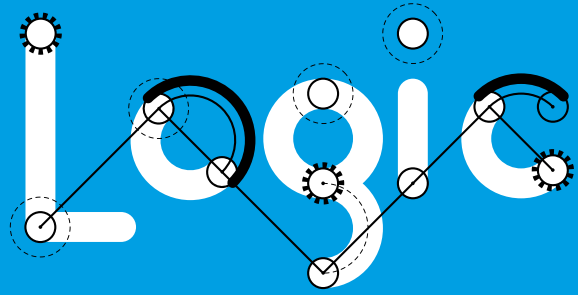


CONNECTIVITY

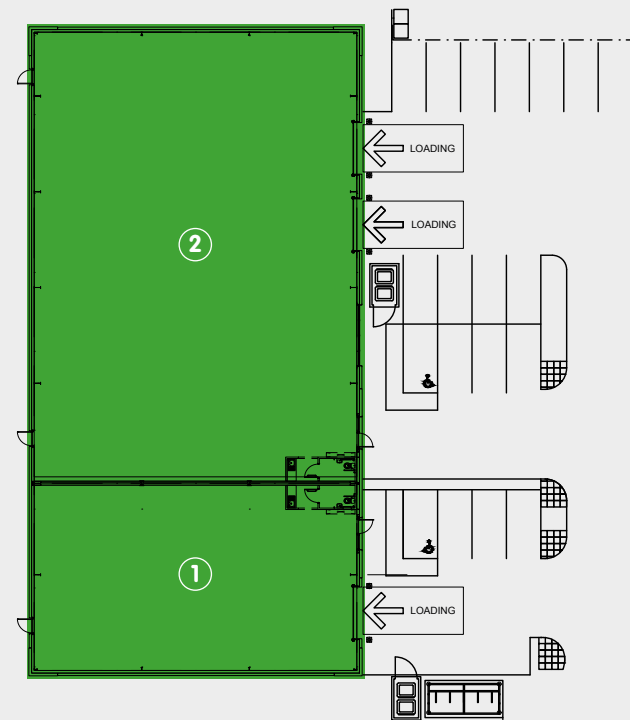
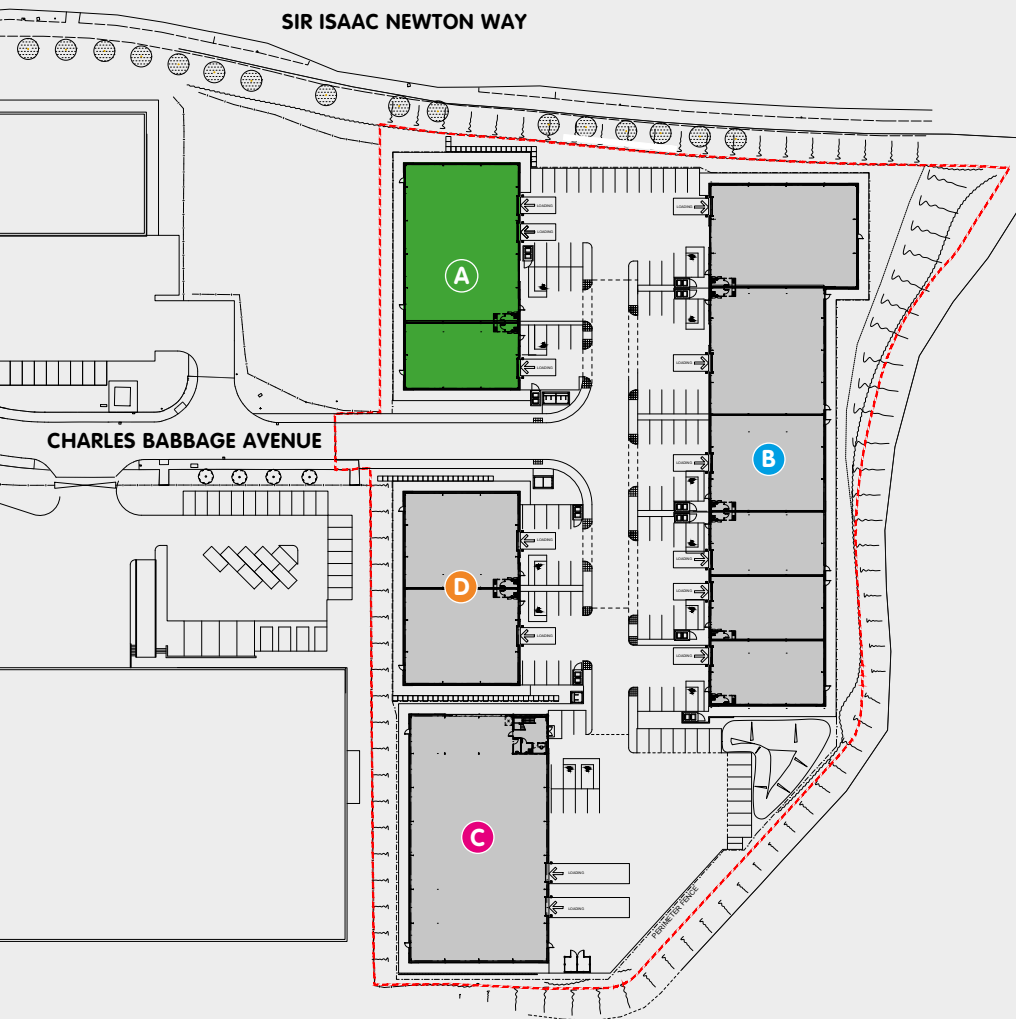
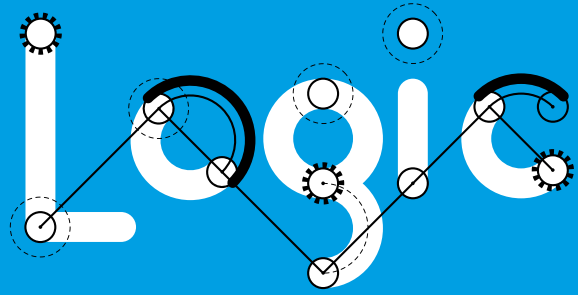
MICRO MAP



Logical
connections



A logical part of the
Kingsway **masterplan**



BLOCK A



BLOCK A

Unit 1
3,000 sq ft (279 sq m)

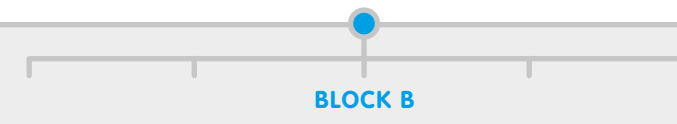
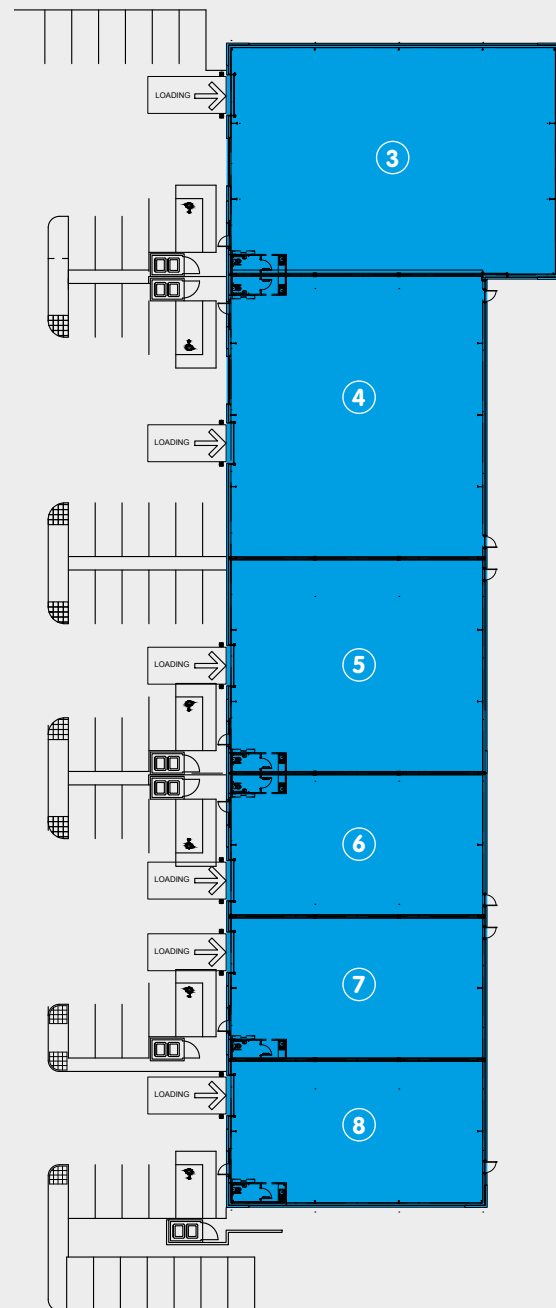
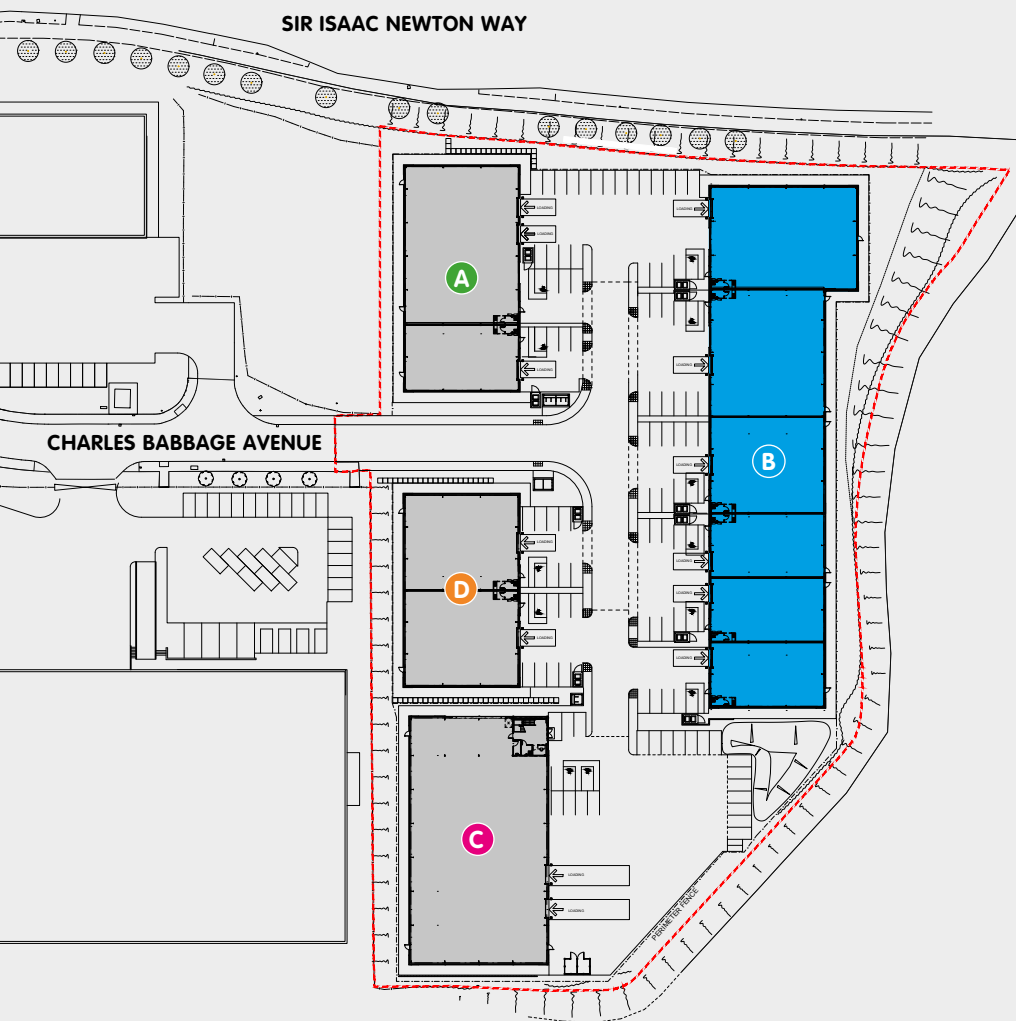
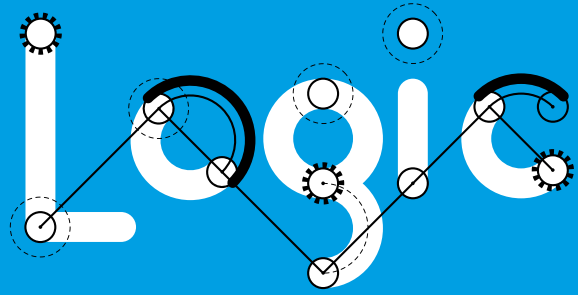
Unit 2
7,500 sq ft (697 sq m)

Units may be combined.

Specification

- Minimum 6 metres to the underside of the haunch
- Built out to shell with kitchenette and WC
- Shared surfaced yard and car park
- 5m high level access roller shutter doors
- 50 kN/m² floor loading
- Power supply of 35 - 75 kVA

A logical part of the
Kingsway **masterplan**



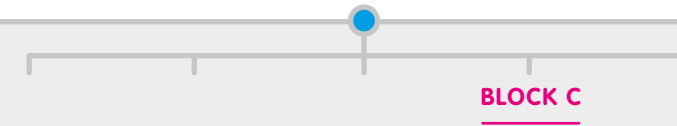
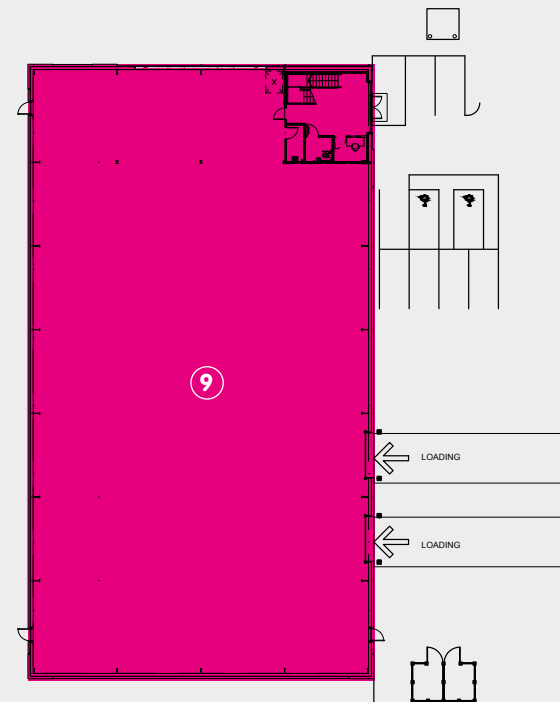
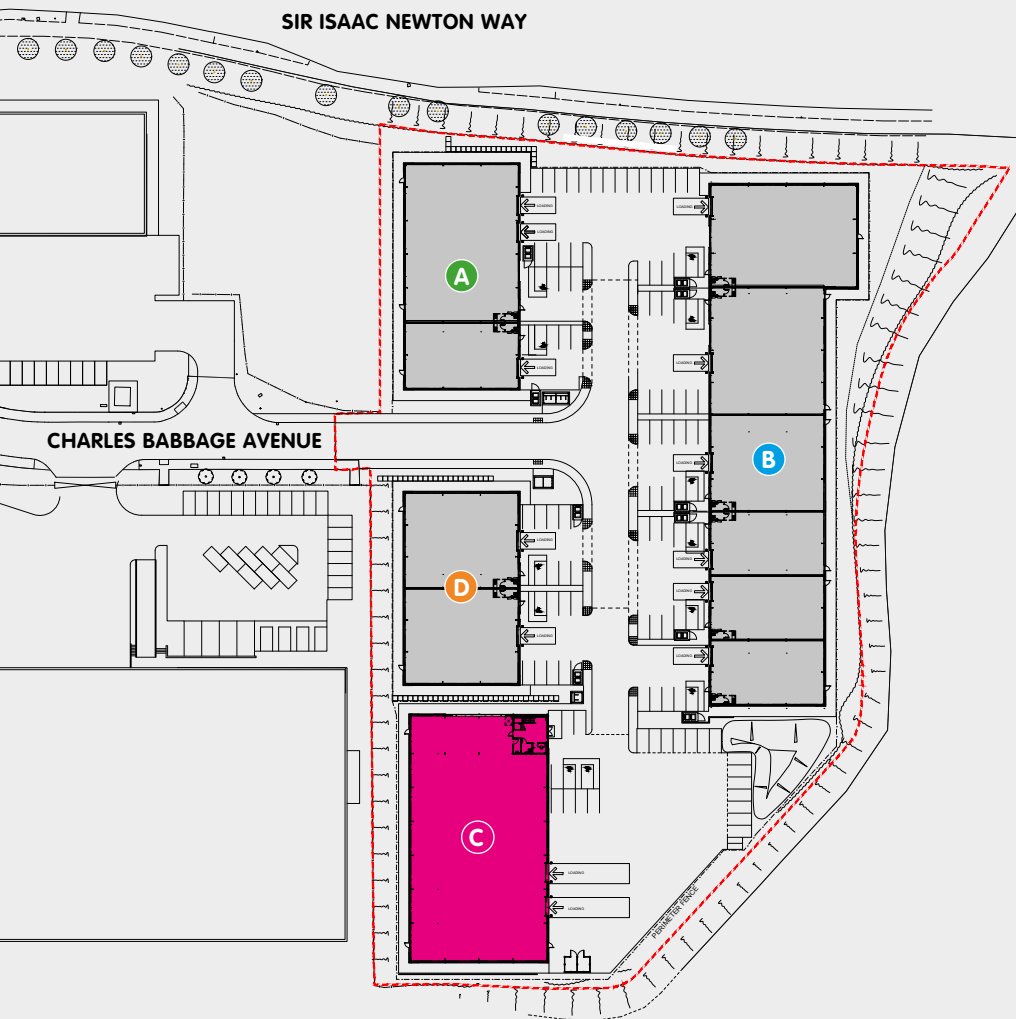
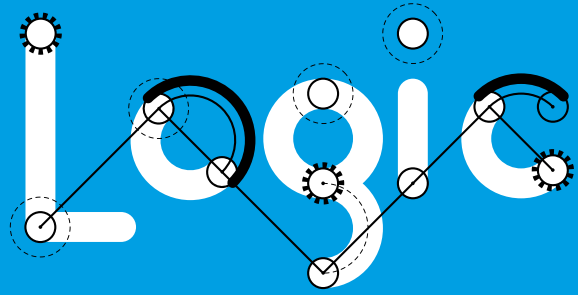
BLOCK B

- Unit 3**
6,250 sq ft (581 sq m)
 - Unit 4**
6,000 sq ft (557 sq m)
 - Unit 5**
4,500 sq ft (418 sq m)
 - Unit 6**
3,000 sq ft (279 sq m)
 - Unit 7**
3,000 sq ft (279 sq m)
 - Unit 8**
3,000 sq ft (279 sq m)
- Units may be combined.

Specification

- Minimum 6 metres to the underside of the haunch
- Built out to shell with kitchenette and WC
- Shared surfaced yard and car park
- 5m high level access roller shutter doors
- 50 kN/m² floor loading
- Power supply of 35 - 55 kVA

A logical part of the
Kingsway masterplan



BLOCK C

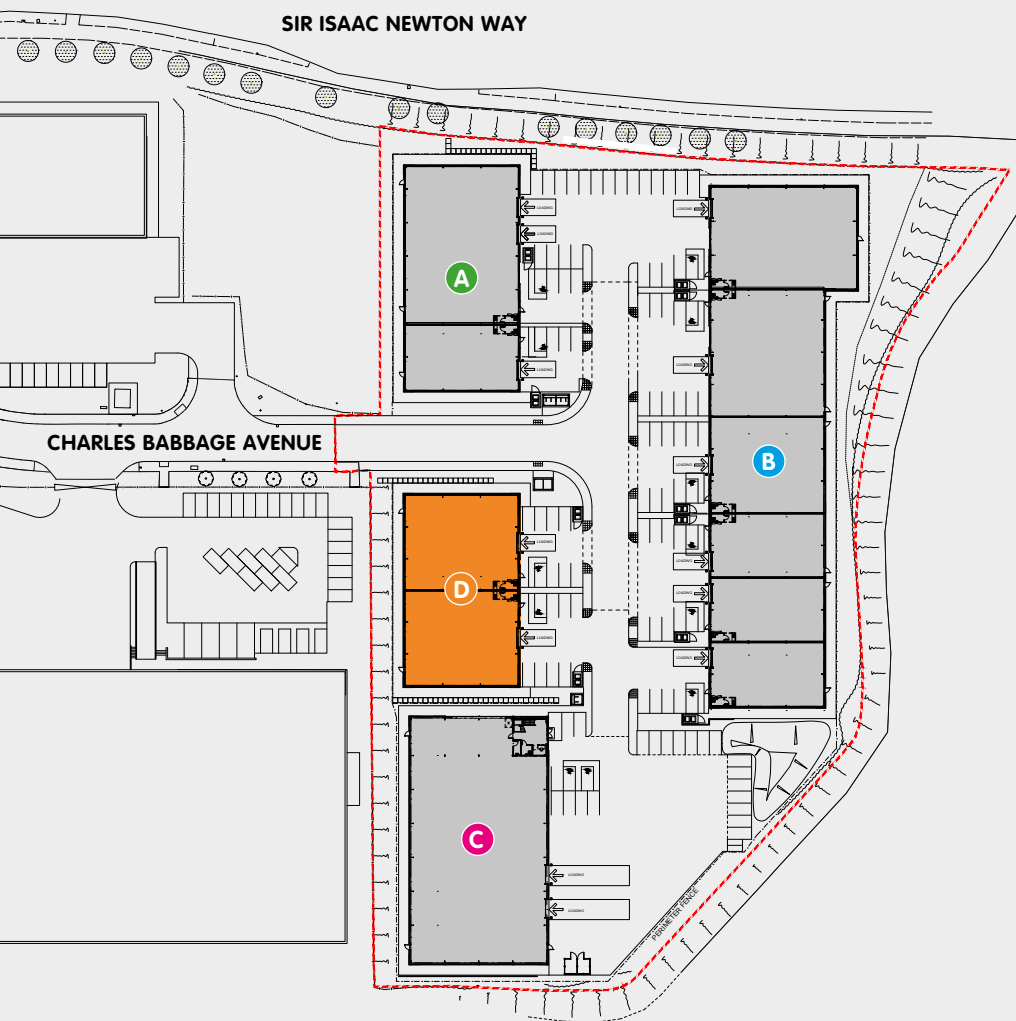
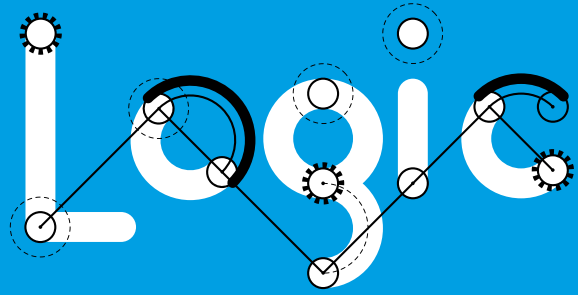
Unit 9
15,500 sq ft (1,434 sq m)

Warehouse 14,000 sq ft
Offices 1,500 sq ft

Specification

- Detatched unit with concrete surfaced yard and car park
- 8 metres to the underside of the haunch
- 10% office accommodation at first floor level
- 5m level access roller shutter doors
- 50 kN/m² floor loading
- Power supply of 115 kVA

A logical part of the
Kingsway **masterplan**



BLOCK D



BLOCK D

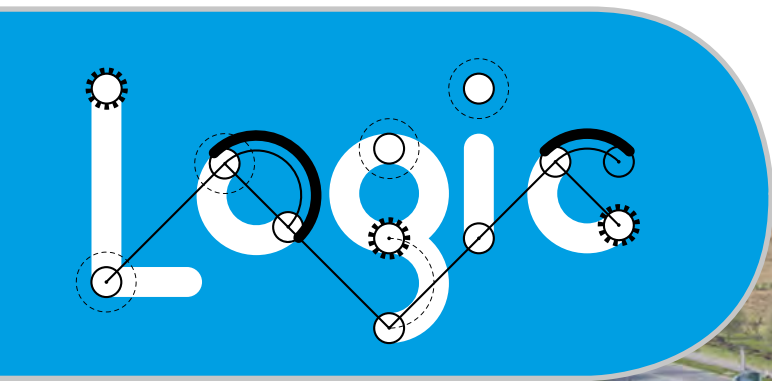
Unit 10
4,500 sq ft (418 sq m)

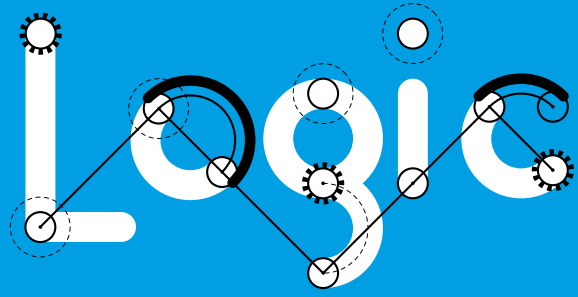
Unit 11
4,500 sq ft (418 sq m)
Units may be combined.

Specification

- Minimum 6 metres to the underside of the haunch
- Built out to shell with kitchenette and WC
- Shared surfaced yard and car park
- 5m high level access roller shutter doors
- 50 kN/m² floor loading
- Power supply of 55 kVA

A logical part of the
Kingsway **masterplan**

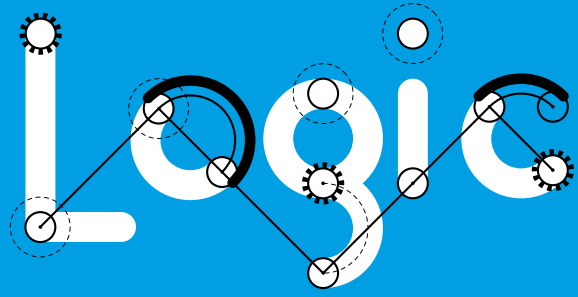




Block A

Units from 3,000 - 10,500 sq ft

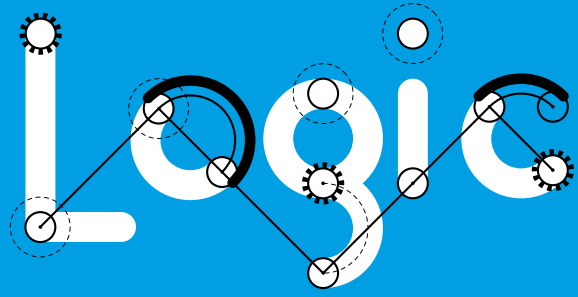




Block B

Units from 3,000 - 12,250 sq ft

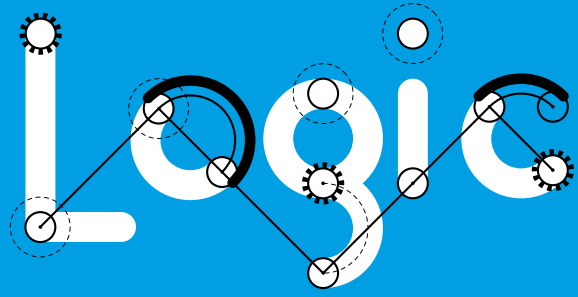




Block C

Unit size 15,500 sq ft

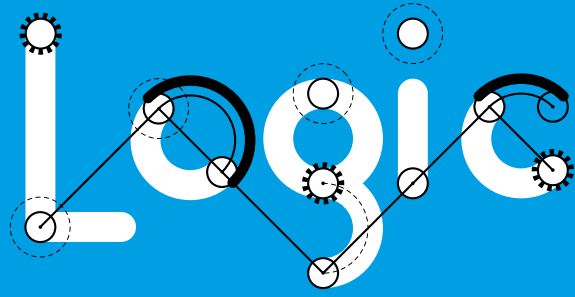




Block D

Units from 4,500 - 9,000 sq ft





VAT

All prices, premiums and rent etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

The units are available to let by way of full repairing and insuring leases on terms to be agreed.

Rent

Upon application.

Rates

To be assessed.

Service Charge

A service charge is payable for the maintenance and upkeep of the common parts of the estate.

Contact

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kingswaybusinesspark.com/logic