

DESCRIPTION

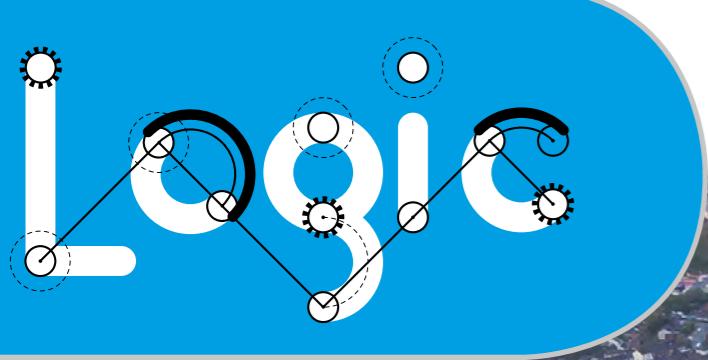
11 new units available in March 2019
from 3,000 sq ft to 15,500 sq ft

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**.

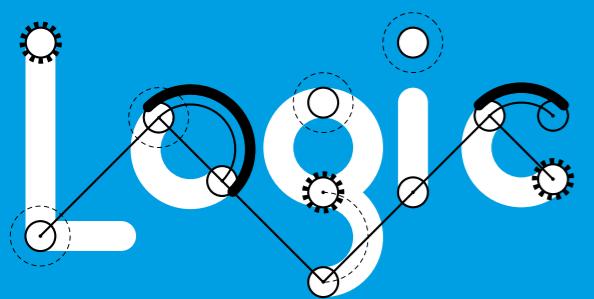


Logical location

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



M60 • 6 mins

M61 • 13 mins

M6 • 25 mins

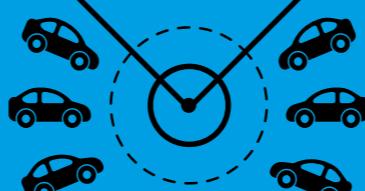
M1 • 45 mins



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


Close to
**3 international
airports**

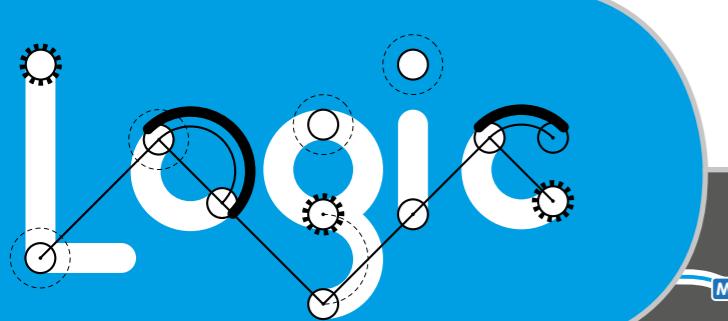

Manchester • 30 mins


Leeds • 46 mins


Liverpool • 48 mins

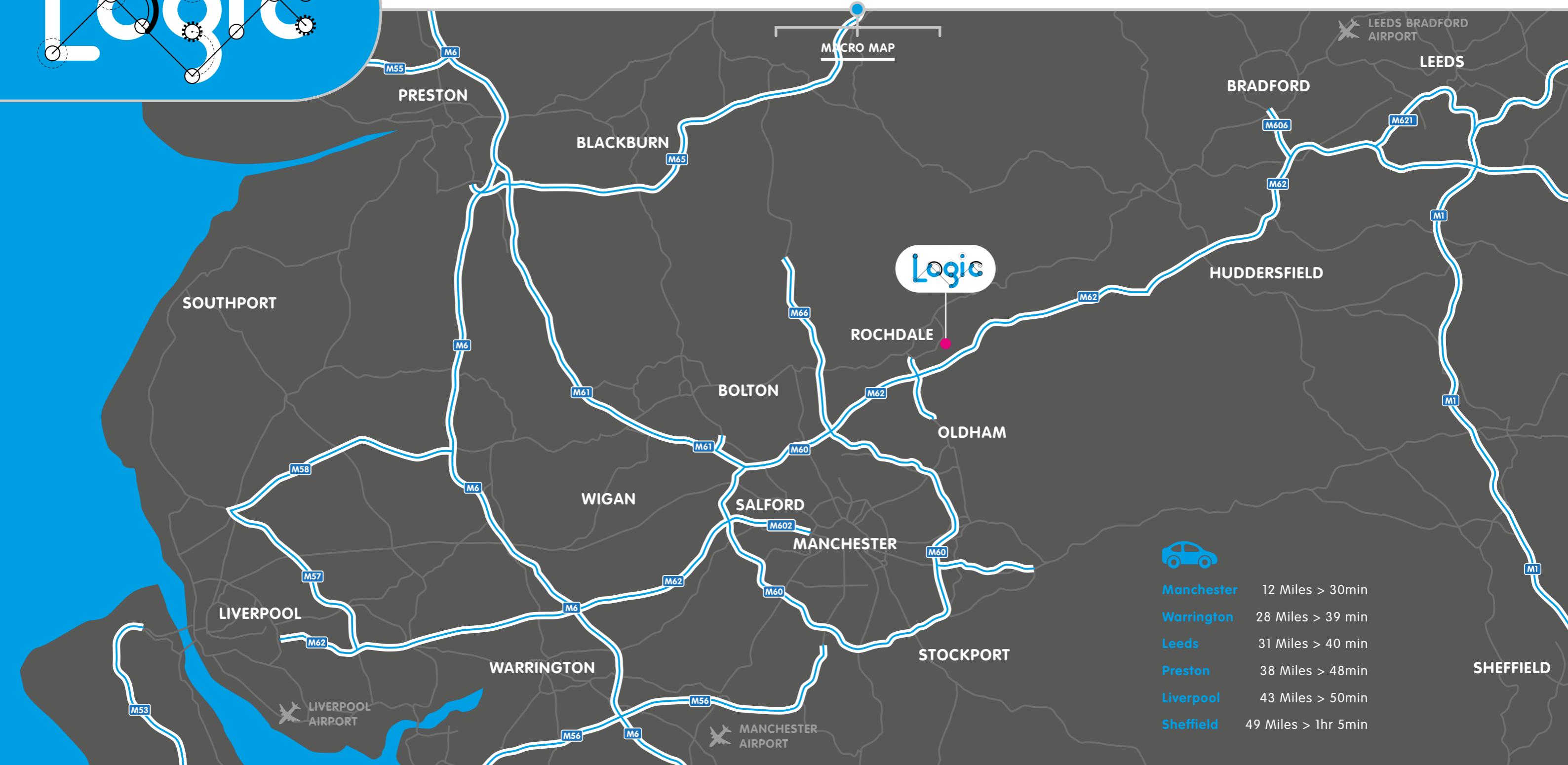

Superfast broadband
delivering speeds
up to 1 Gbps

Logical connections

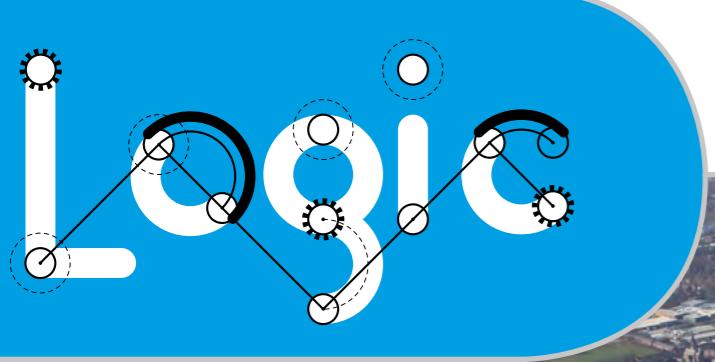


CONNECTIVITY

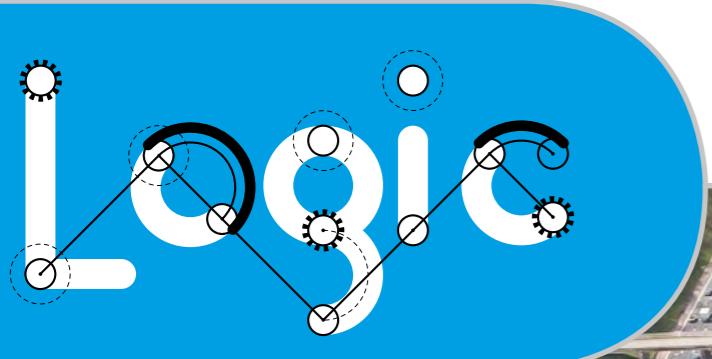
MICRO MAP



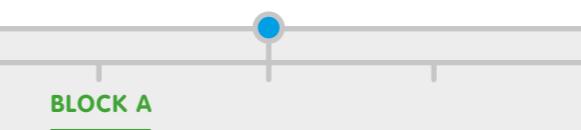
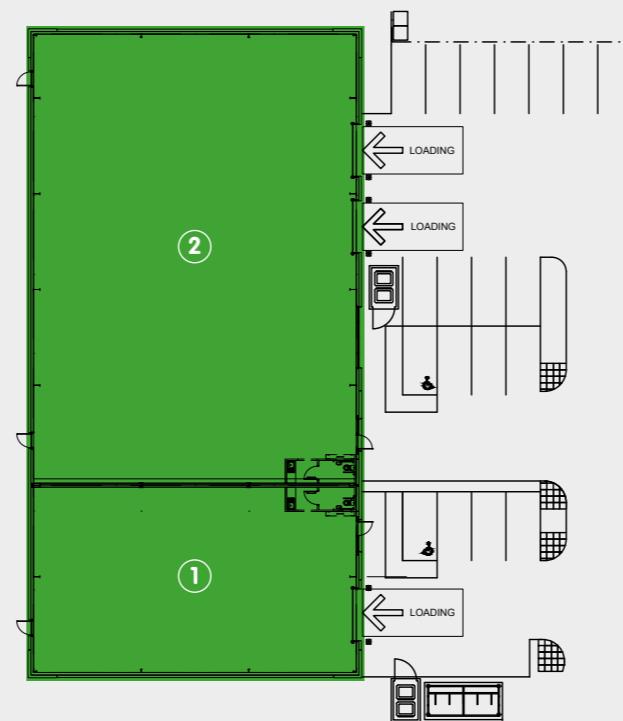
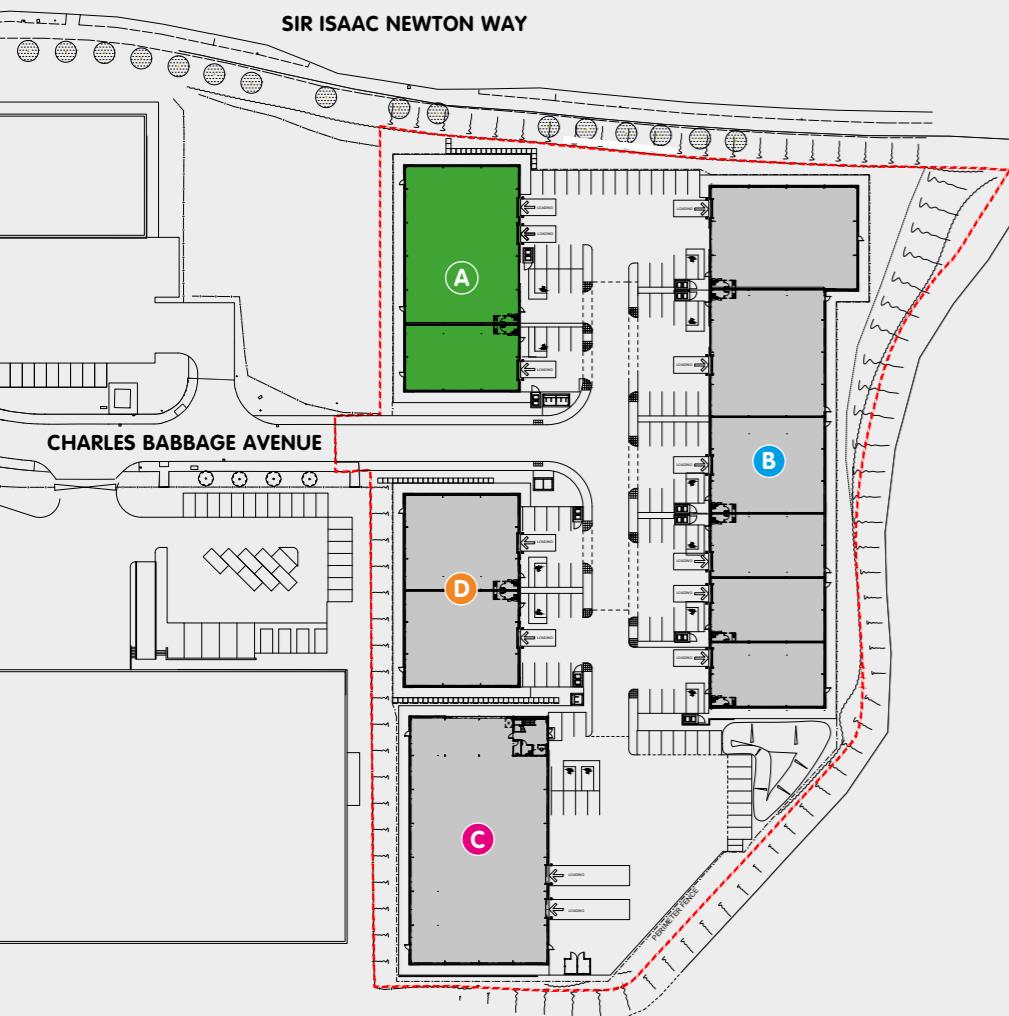
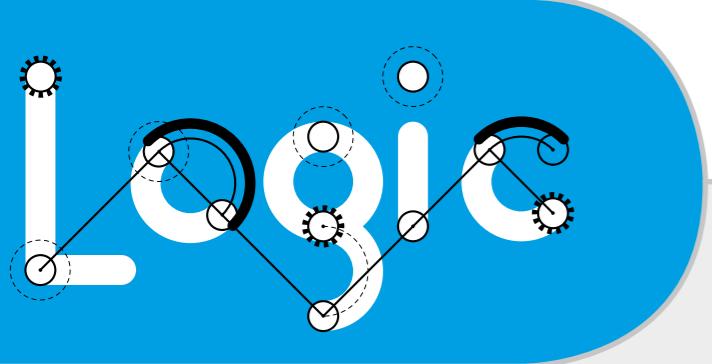
Logical
connections



Logical
connections



A logical part of the
Kingsway **masterplan**



BLOCK A

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

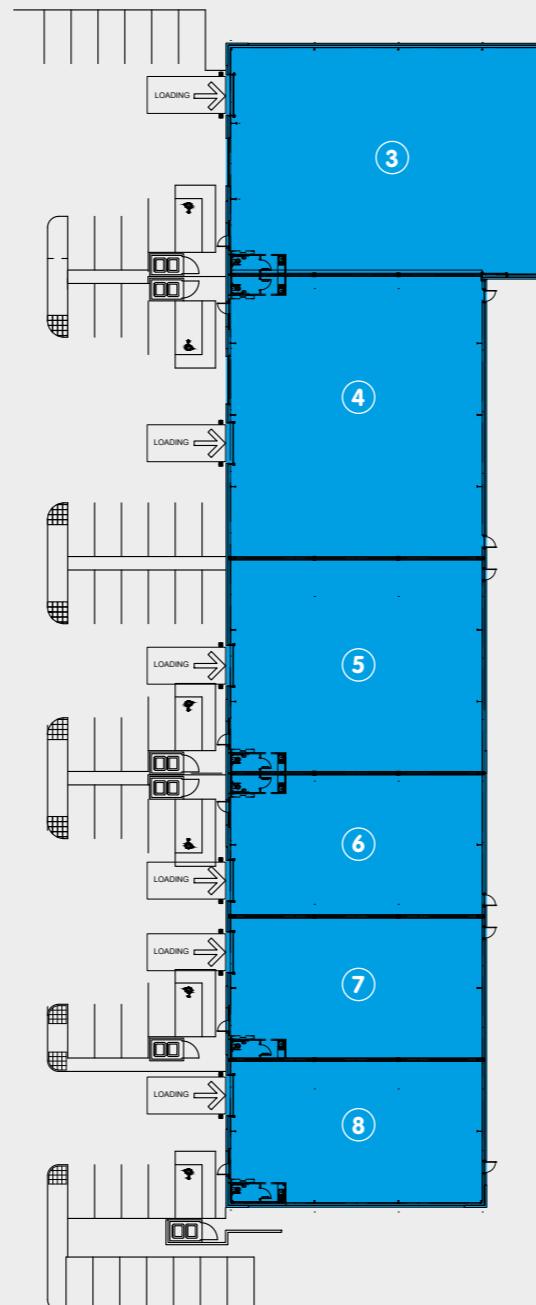
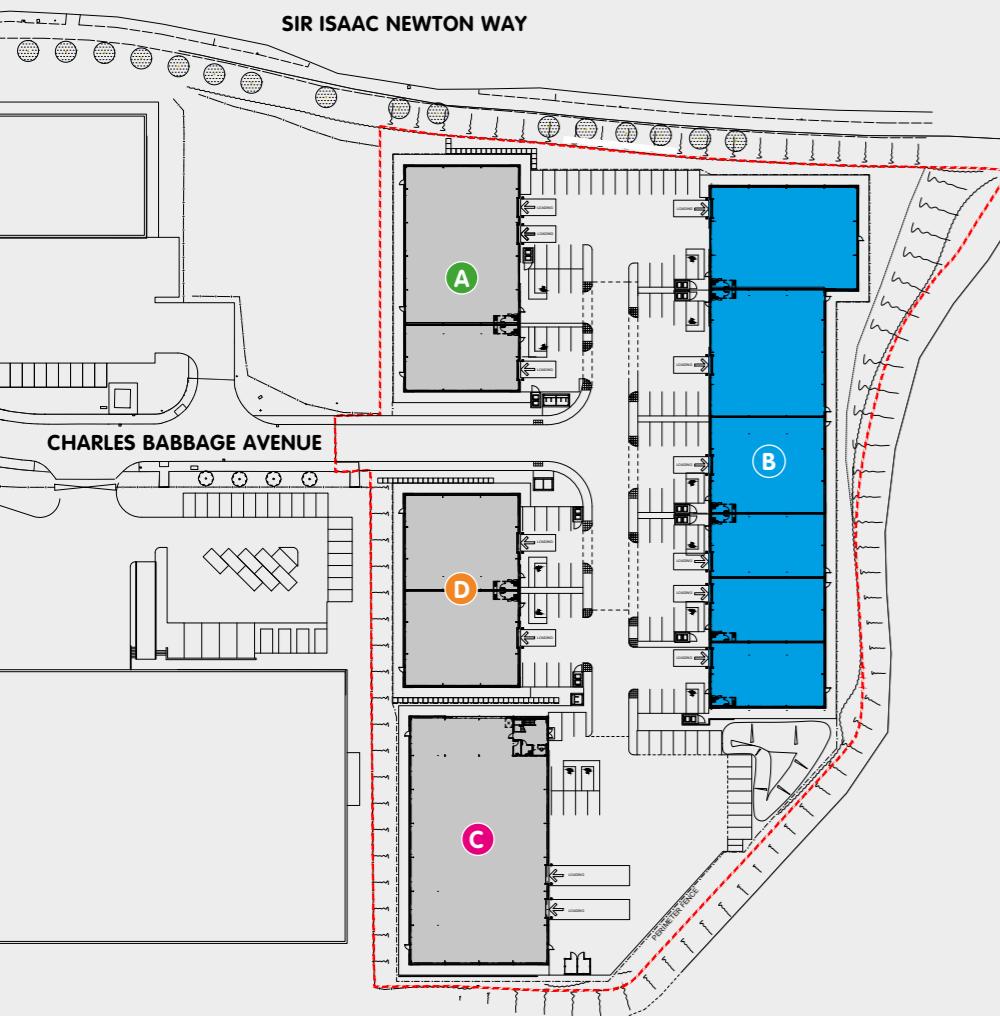
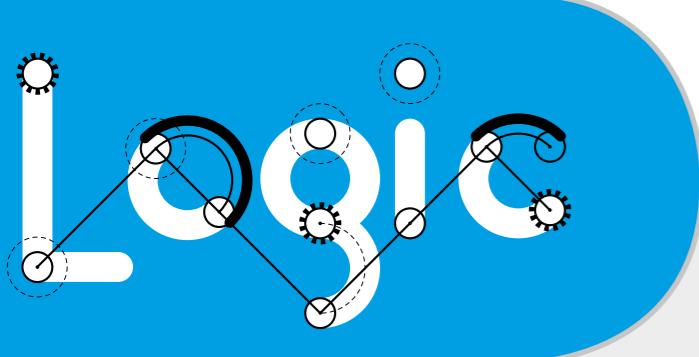
Unit 2
7,500 sq ft (697 sq m)

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

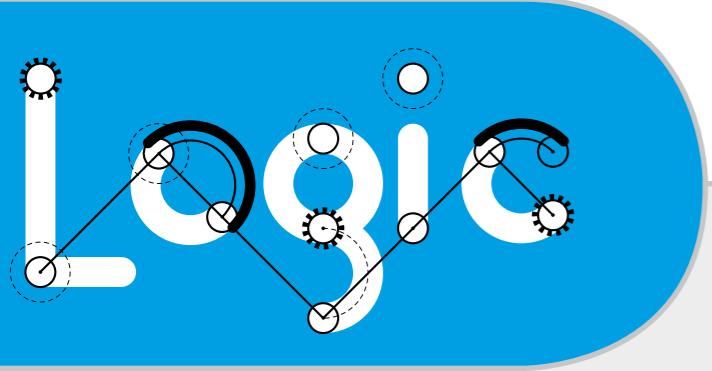
- Unit 3**
6,250 sq ft (581 sq m)
- Unit 4**
6,000 sq ft (557 sq m)
- Unit 5**
4,500 sq ft (418 sq m)
- Unit 6**
3,000 sq ft (279 sq m)
- Unit 7**
3,000 sq ft (279 sq m)
- Unit 8**
3,000 sq ft (279 sq m)

Units may be combined.

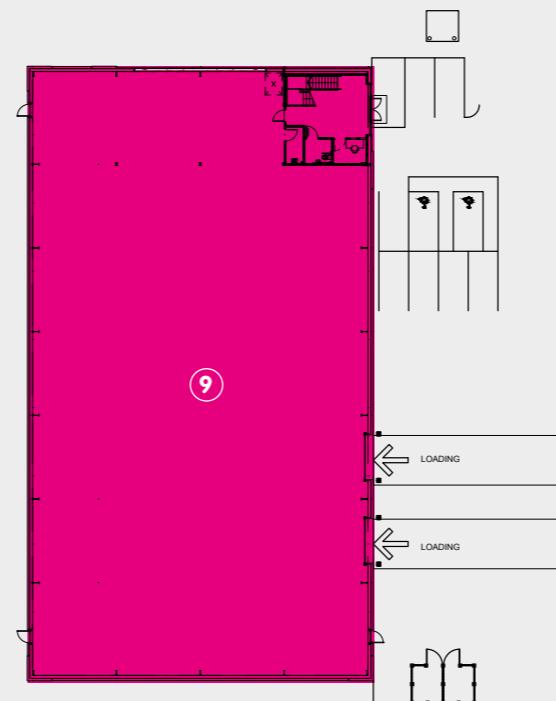
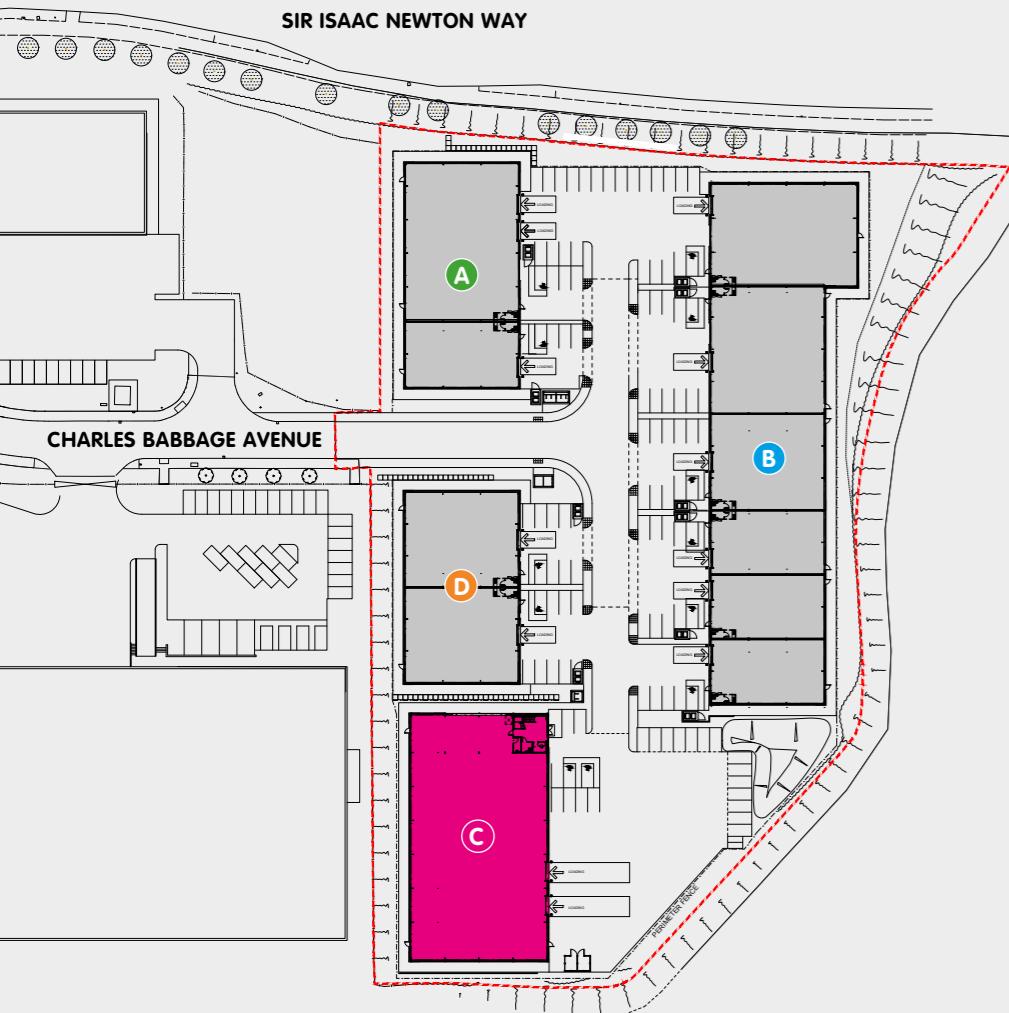
Specification

- 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



BLOCK C

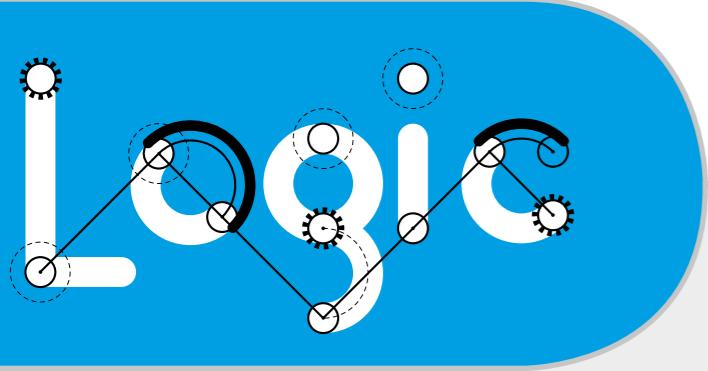
Unit 9
15,500 sq ft (1,434 sq m)

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

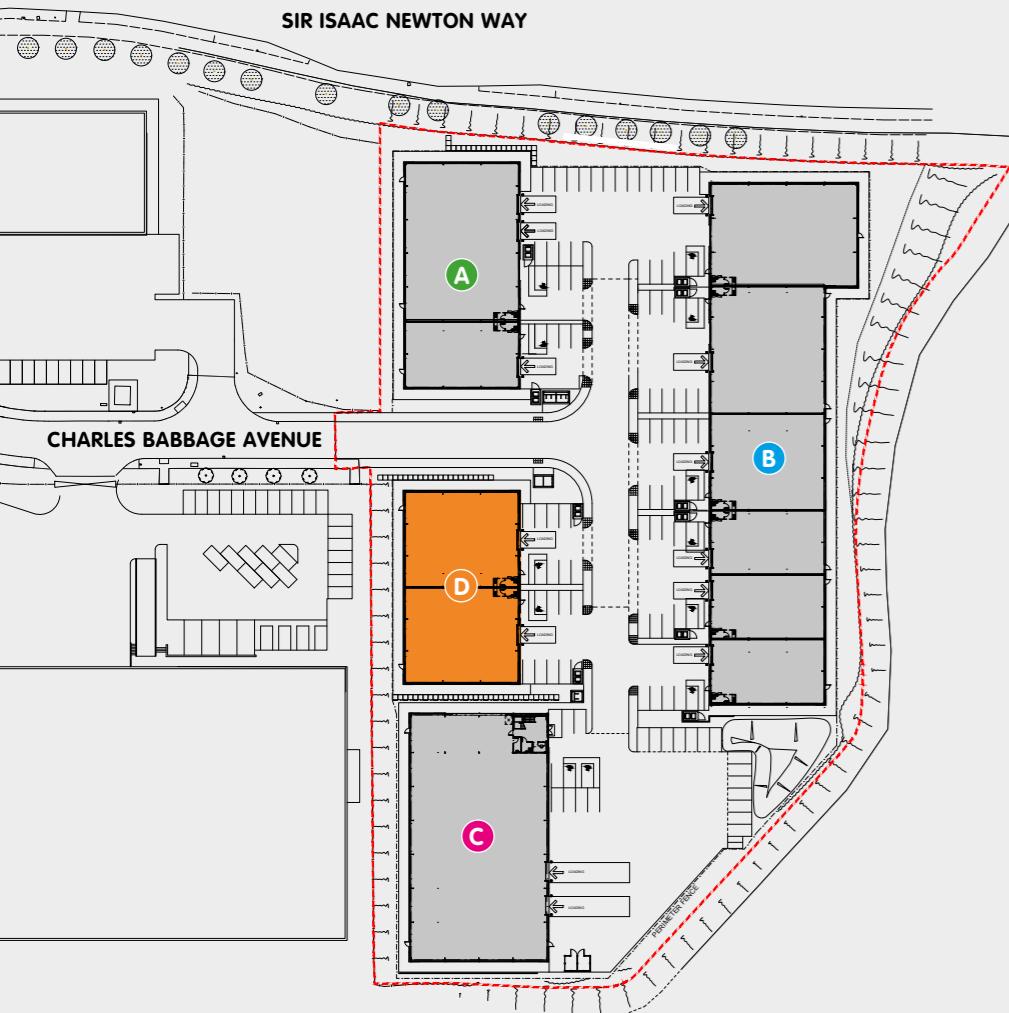
Specification

- Detached 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

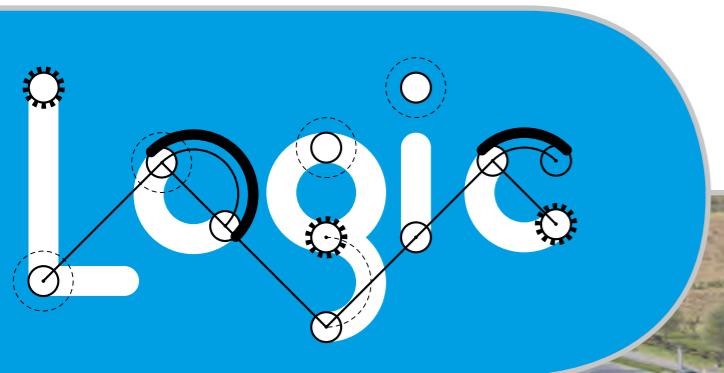
Unit 10
4,500 sq ft (418 sq m)

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

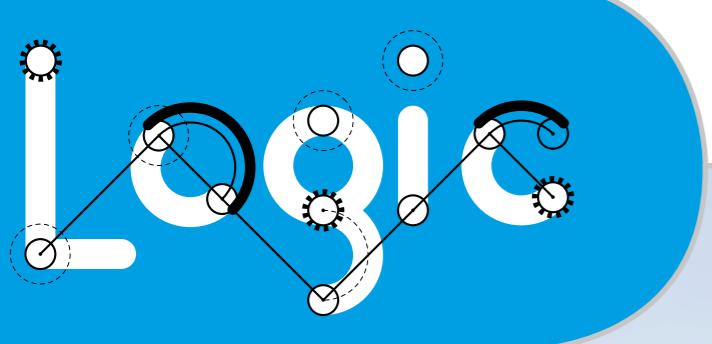
Specification

- 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



1

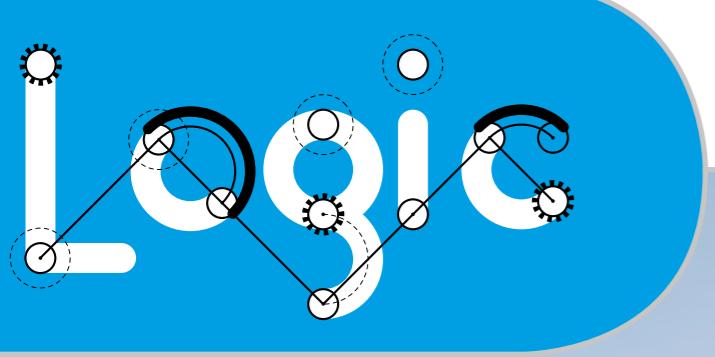


Block A

Units from 3,000 - 10,500 sq ft



2

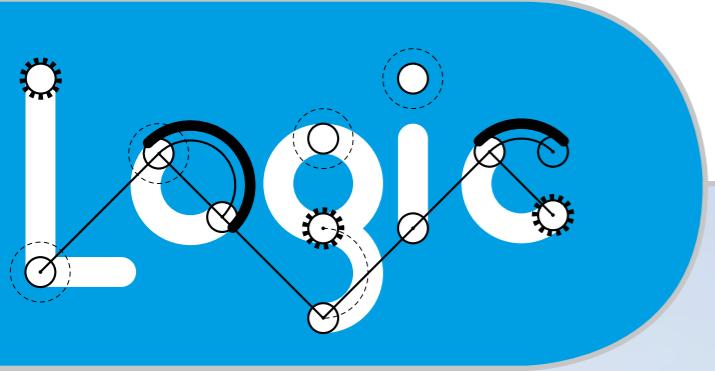


Block B

Units from 3,000 - 12,250 sq ft



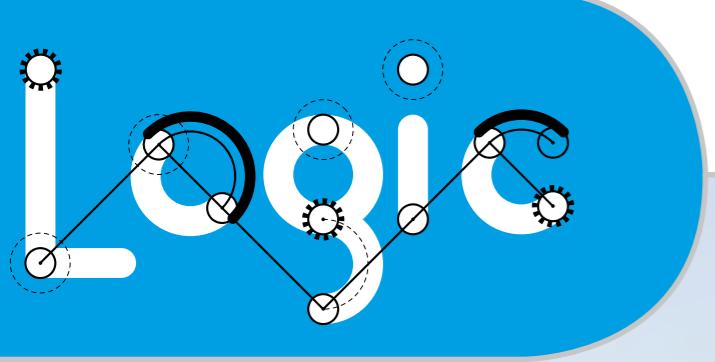
3



Block C

Unit size 15,500 sq ft

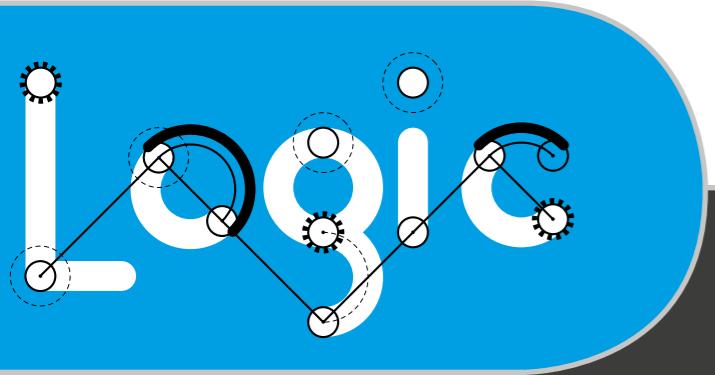




Block D

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

Richard Johnson

07980 837328

Richard.Johnson@eu.jll.com

Robert Kos

07709 846930

Robert.Kos@eu.jll.com

John Barton

07501 773672

john@bcrealestate.co.uk

Gary Chapman

07887 578506

gary@bcrealestate.co.uk

Marc Wright

07909 945947

marc@barton-kendal.co.uk

Misrepresentation Act 1967: JLL, Barton Kendall and BC Real Estate 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 JLL, Barton Kendall and BC Real Estate 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.