



KINGSWAY BUSINESS PARK

JOHN MILNE AVENUE ROCHDALE  OL16 4NH



LAST REMAINING UNIT AVAILABLE

**TO LET HIGH QUALITY
NEW BUILD DETACHED
INDUSTRIAL / WAREHOUSE UNIT
75,131 SQ FT (6,980 SQ M)**

kingsway4.co.uk

THE SITE

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

- 2m sq ft of development already delivered on Kingsway Business Park
- Existing occupiers include Asda Wincanton, JD Sports, CR Laurence, E.ON, Cleland McIver Lifestyle and Takeuchi MFG
- Dedicated Metrolink stop directly connecting to Manchester City Centre
- 30 acres of Green Space

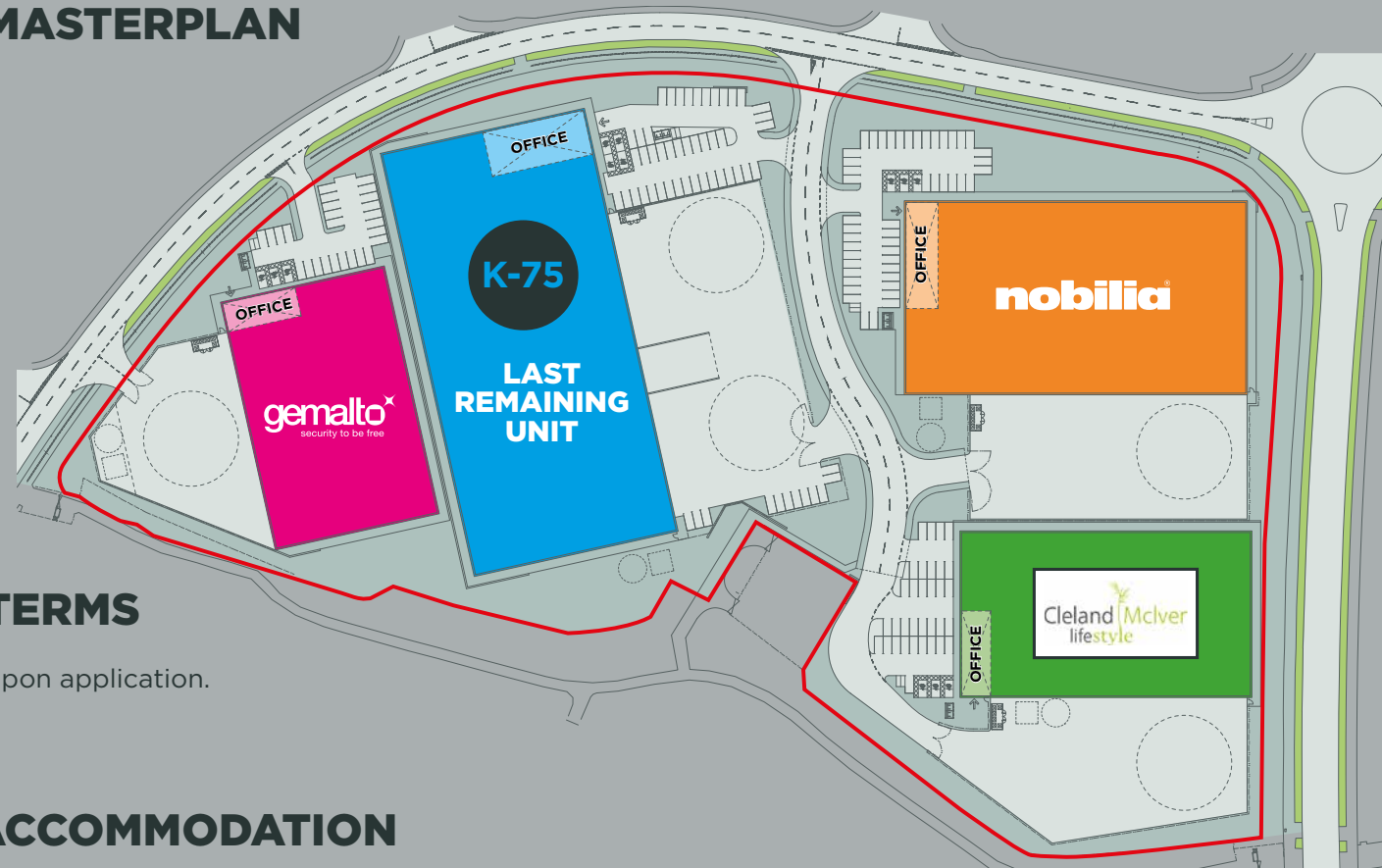
In addition local amenities planned to include:

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

SPECIFICATION

- Detached self-contained unit
- Fenced and gated service yard
- Separate car park with 70 spaces
- 10m eaves
- 2 dock level / 8 level access doors
- 50Kn/m2 floor loading
- 250 KVA power supply
- First floor mezzanine offices
- BREEM rating "Very Good"

MASTERPLAN



TERMS

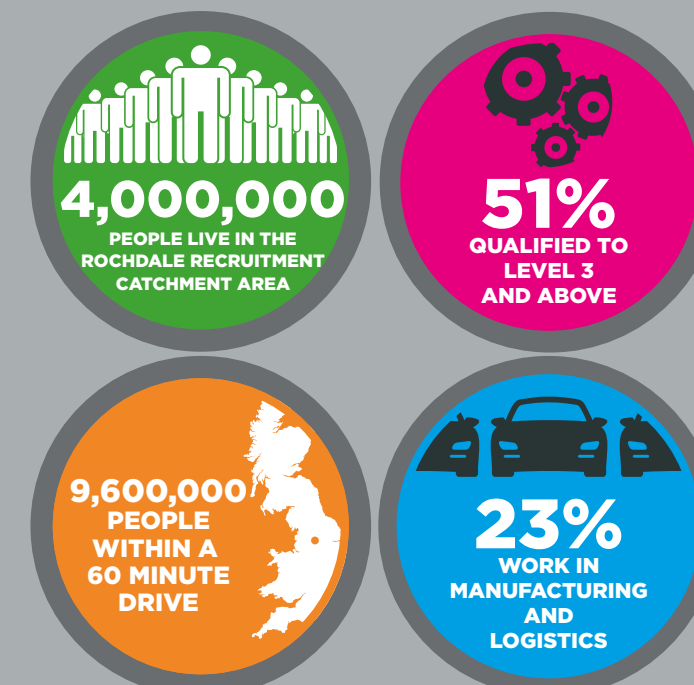
Upon application.

ACCOMMODATION

Unit	Warehouse / Production		Office (First Floor)		Total GIA		CPS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	
K-75	71,284	6,623	3,847	357	75,131	6,980	70



DEMOGRAPHICS

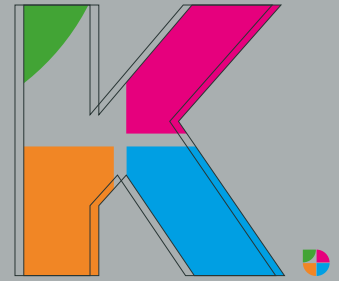


DRIVE TIMES

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

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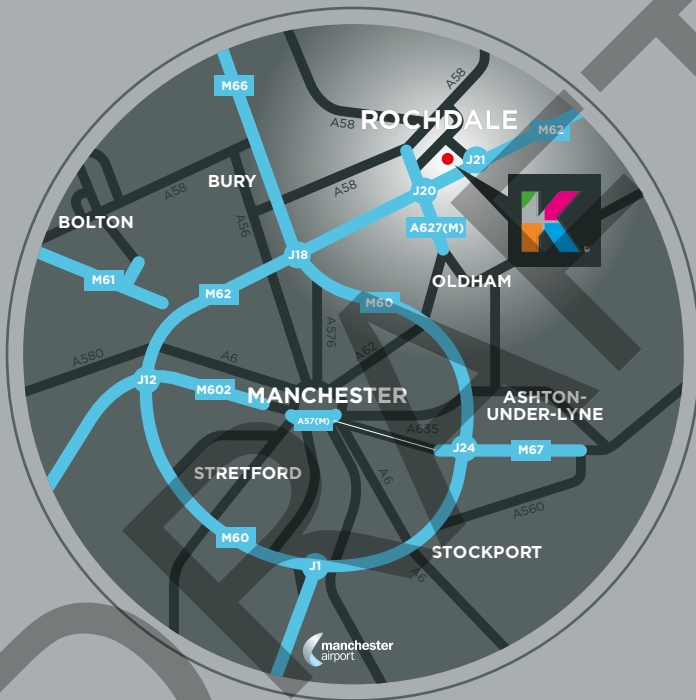
DIRECT ACCESS
TO J21 M62



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

CONTACTS

For further information please contact the letting agents.



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