

IMPERIAL47

KINGSWAY BUSINESS PARK, JOHN MILNE AVENUE, ROCHDALE OL16 4NZ

LAST
REMAINING
UNIT

TO LET NEW BUILD HIGH BAY INDUSTRIAL / DISTRIBUTION UNIT
47,358 SQ FT (4,399 SQ M)

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SOLOTECH

Cleland Mclver
lifestyle

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READY FOR OCCUPATION

DESCRIPTION

IMPERIAL comprises 3 new build high-bay warehouse / industrial units measuring 47,358 sq ft, 76,418 sq ft and 165,696 sq ft. The scheme is located on Kingsway Business Park, an established premier industrial park in the North West of England, home to over 16 national and international businesses.

The units have been designed to a high specification (Grade A) and IMPERIAL47 is now ready for immediate occupation.

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KINGSWAY OCCUPIERS

Kingsway Business Park is occupied by a diverse range of national and international companies including: manufacturing, distribution, energy and bioscience.

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MASTERPLAN

ACCOMMODATION

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	sq ft	sq m
WAREHOUSE	42,931	3,988
1ST FLOOR OFFICES	4,427	411
TOTAL FLOOR AREA	47,358	4,399



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SPECIFICATION



EAVES HEIGHT



KN/M² FLOOR
LOADING



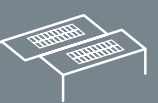
3 DOCK
LOADING DOORS



2 LEVEL ACCESS
LOADING DOORS



3-PHASE
POWER SUPPLY



PV ROOF
PANELS



YARD DEPTHS



FENCED SERVICE
YARDS



DEDICATED
CAR PARKING



EV CHARGE
POINTS



CYCLE
SPACES



MOTORCYCLE
SPACES

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DRIVE TIMES

MANCHESTER	22 MILES	30 MINS
LEEDS	32 MILES	39 MINS
HULL	87 MILES	97 MINS
LIVERPOOL	45 MILES	60 MINS

BIRMINGHAM	104 MILES	144 MINS
LONDON	226 MILES	240 MINS
SOUTHAMPTON	243 MILES	240 MINS
FELIXSTOWE	243 MILES	243 MINS

SOURCE AA

LOCATION

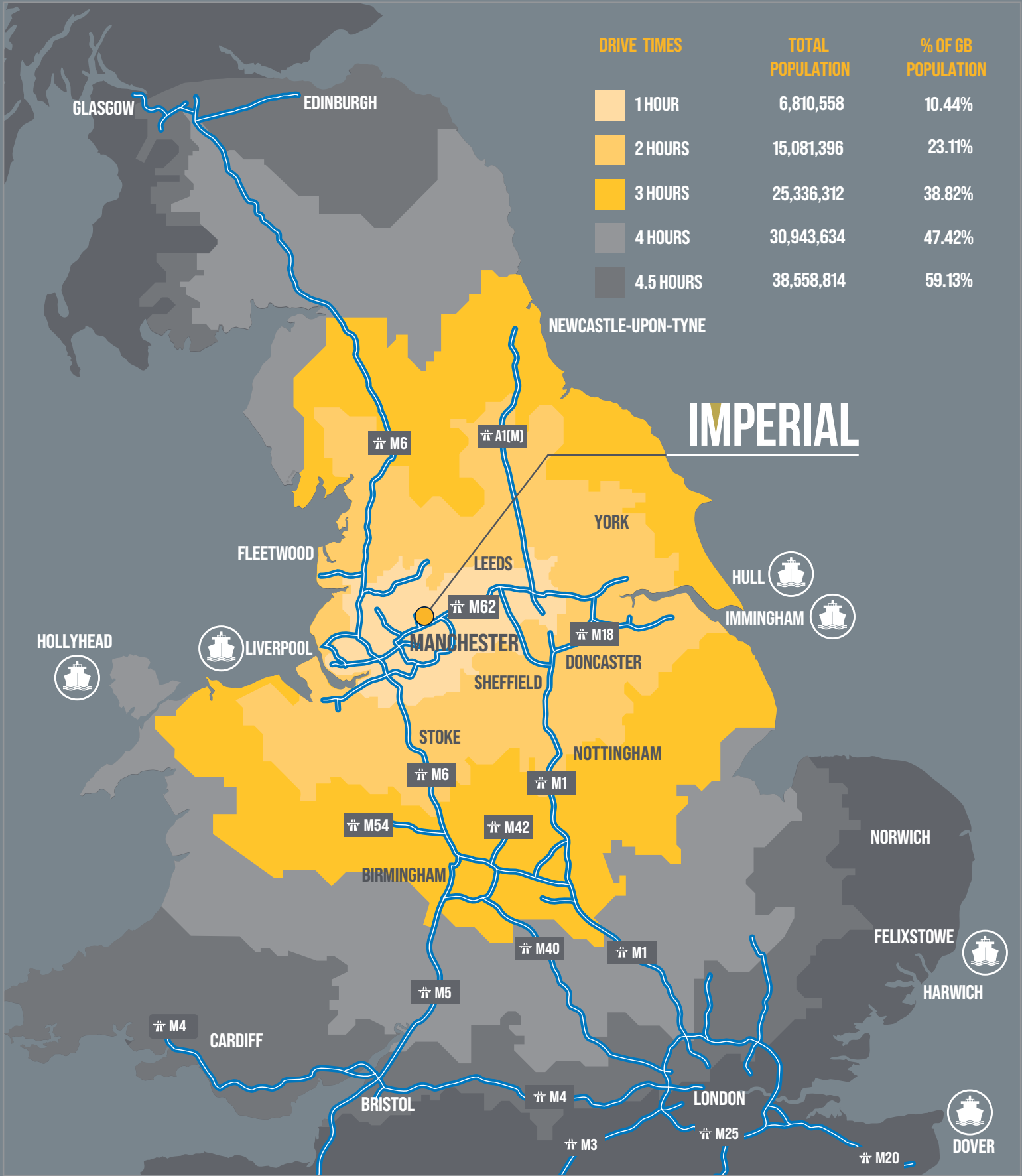
Strategically placed between Manchester and Leeds, at Junction 21 M62, Kingsway Business Park is perfectly placed for manufacturing, logistics, and other commercial operations.

Regular Metrolink tram services to Rochdale, Manchester and further afield run from Kingsway's dedicated Metrolink stop.

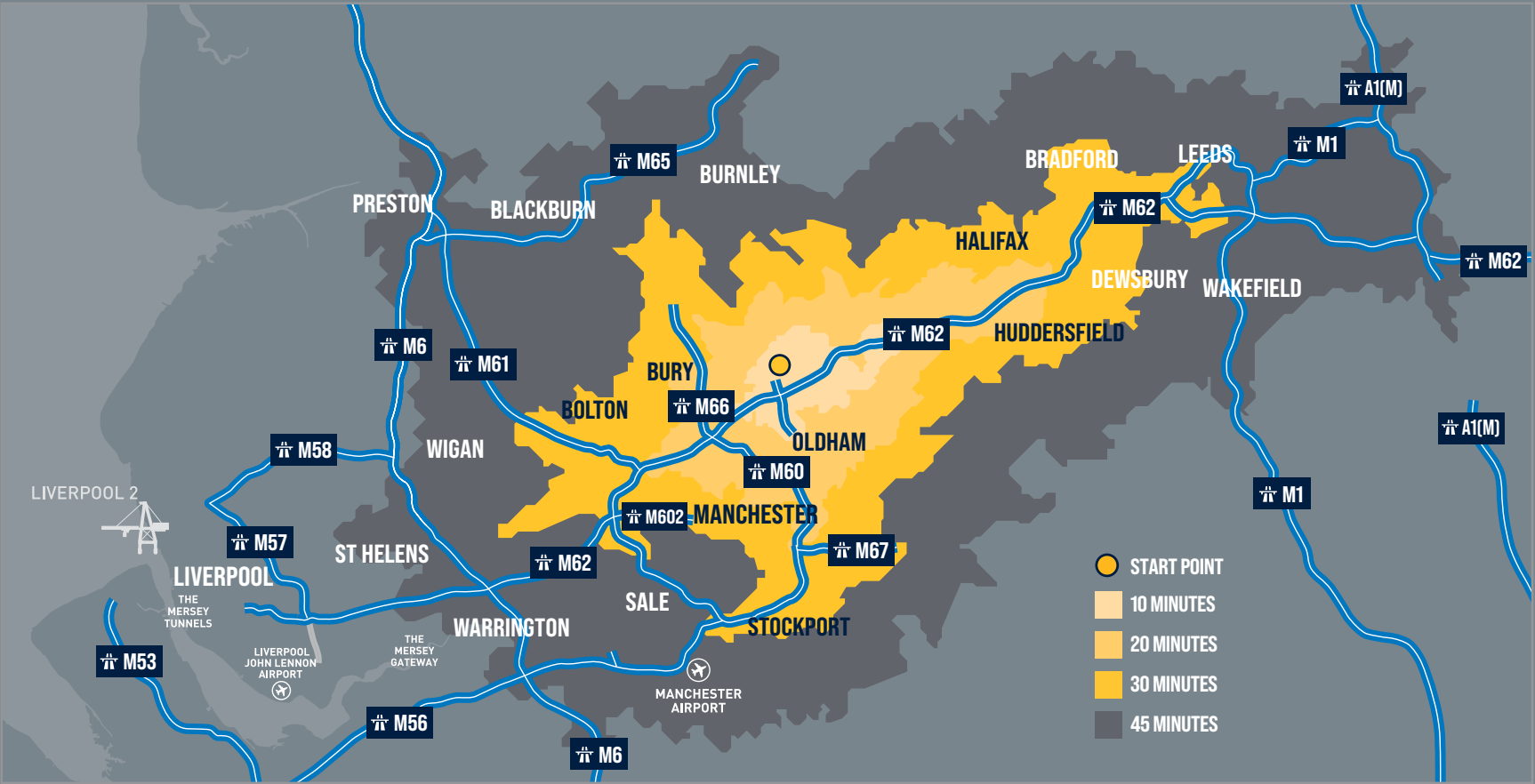
With direct access to the M62 and the M60, M6, M61 M56 and M1 motorways all are within easy reach, Kingsway provides unrivalled access to the rest of the UK. Manchester city centre is just over half an hour's drive away. Leeds can be reached in less than 40 minutes and journeys to Liverpool typically take approximately one hour.

DEMOGRAPHICS

HGV DRIVE TIMES



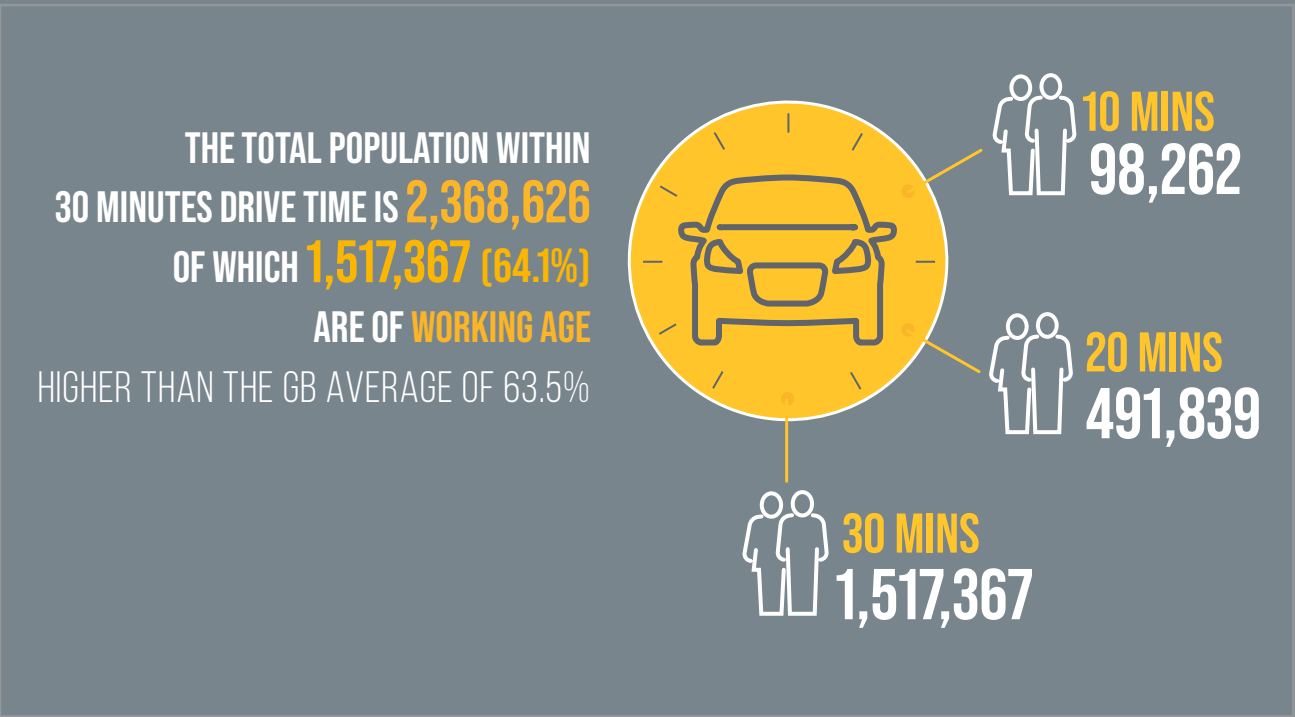
DRIVE TIMES BY CAR



UNEMPLOYMENT % (NOMIS)



TOTAL POPULATION WITHIN 30 MINUTES



AVERAGE SALARIES FOR WAREHOUSE RELATED ROLES



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TERMS

The unit is available on a new full repairing and insuring lease.

Quoting rent on application with the agents.

FOR FURTHER INFORMATION

Please contact the joint agents:

A development by



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Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991.

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