

CABOT | 87 116

Kingsway
Business Park



TO LET
NEW BUILD INDUSTRIAL/DISTRIBUTION UNITS
87,577 and 116,673 sq ft

J21 M62, Rochdale
Greater Manchester
OL16 4NW

CabotKingsway.co.uk

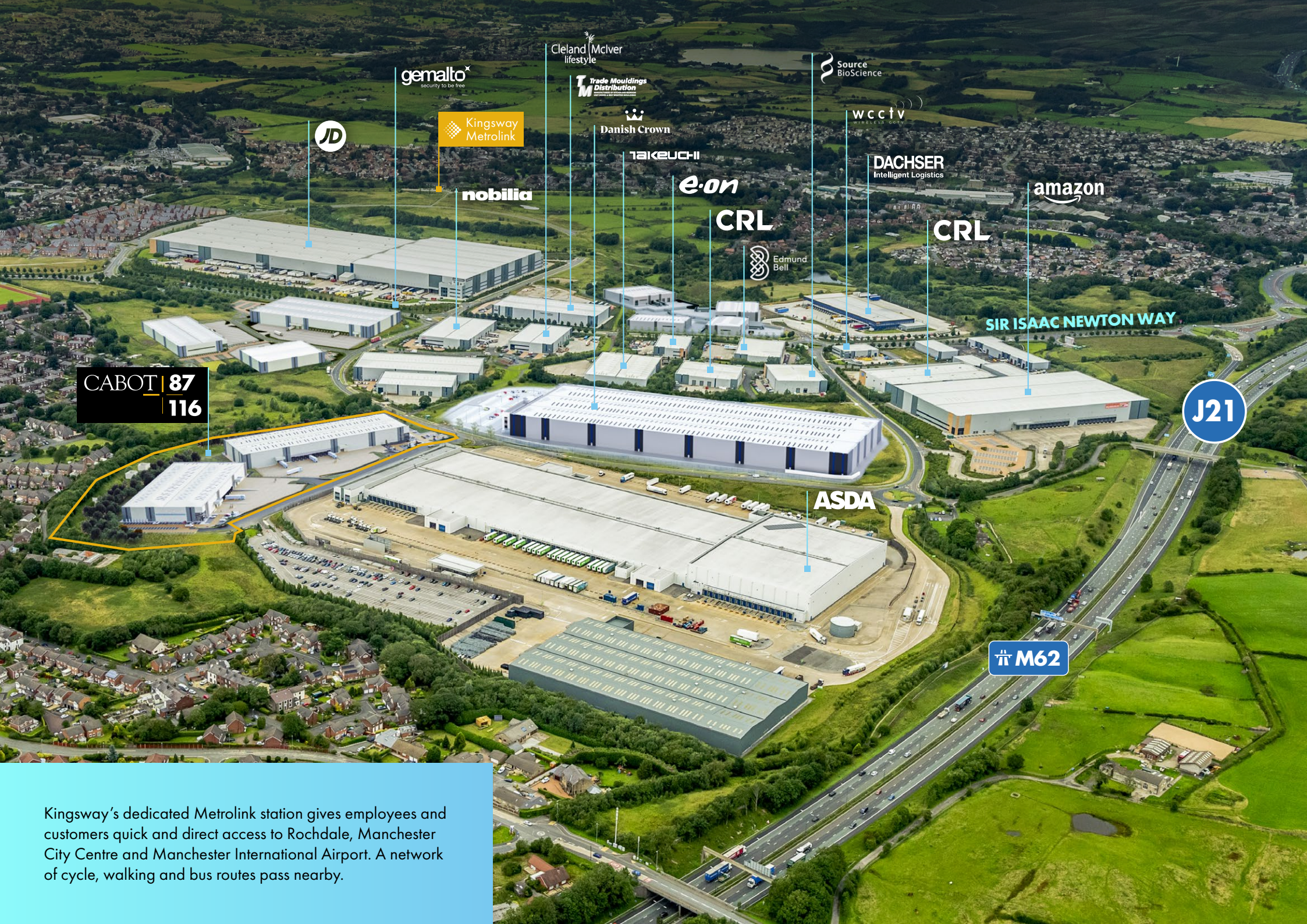
**Available
NOW**

Kingsway is one of the best located business parks in the UK

A direct link to the M62 puts Manchester within half an hour's drive, while the M60, M6, M61 and M1 motorways are all within easy reach. Kingsway's location at the heart of Greater Manchester, and close to the conurbations of Yorkshire and the Midlands, puts nearly seven million people within an hour's drive.

kingswaybusinesspark.com





CABOT | 87 | 116



gemalto
security to be free



nobileia

Cleland McIver
lifestyle



Danish Crown

TAKEUCHI

e-on

CRL



ASDA

Source
BioScience

wcciv
WIRELESS CITY

DACHSER
Intelligent Logistics

CRL

amazon

SIR ISAAC NEWTON WAY

J21

M62

Kingsway's dedicated Metrolink station gives employees and customers quick and direct access to Rochdale, Manchester City Centre and Manchester International Airport. A network of cycle, walking and bus routes pass nearby.

A skilled labour pool

Businesses at Kingsway have access to over 1.6 million people of working age who live within a 30 minute commute*. There are approximately 20 universities within a one hour drive with over 400,000 students.**



25%

Companies make operational savings of up to 25% in comparison to other key locations in the North West and the UK.

40%

High quality industrial space is currently up to 40% cheaper than other UK locations.

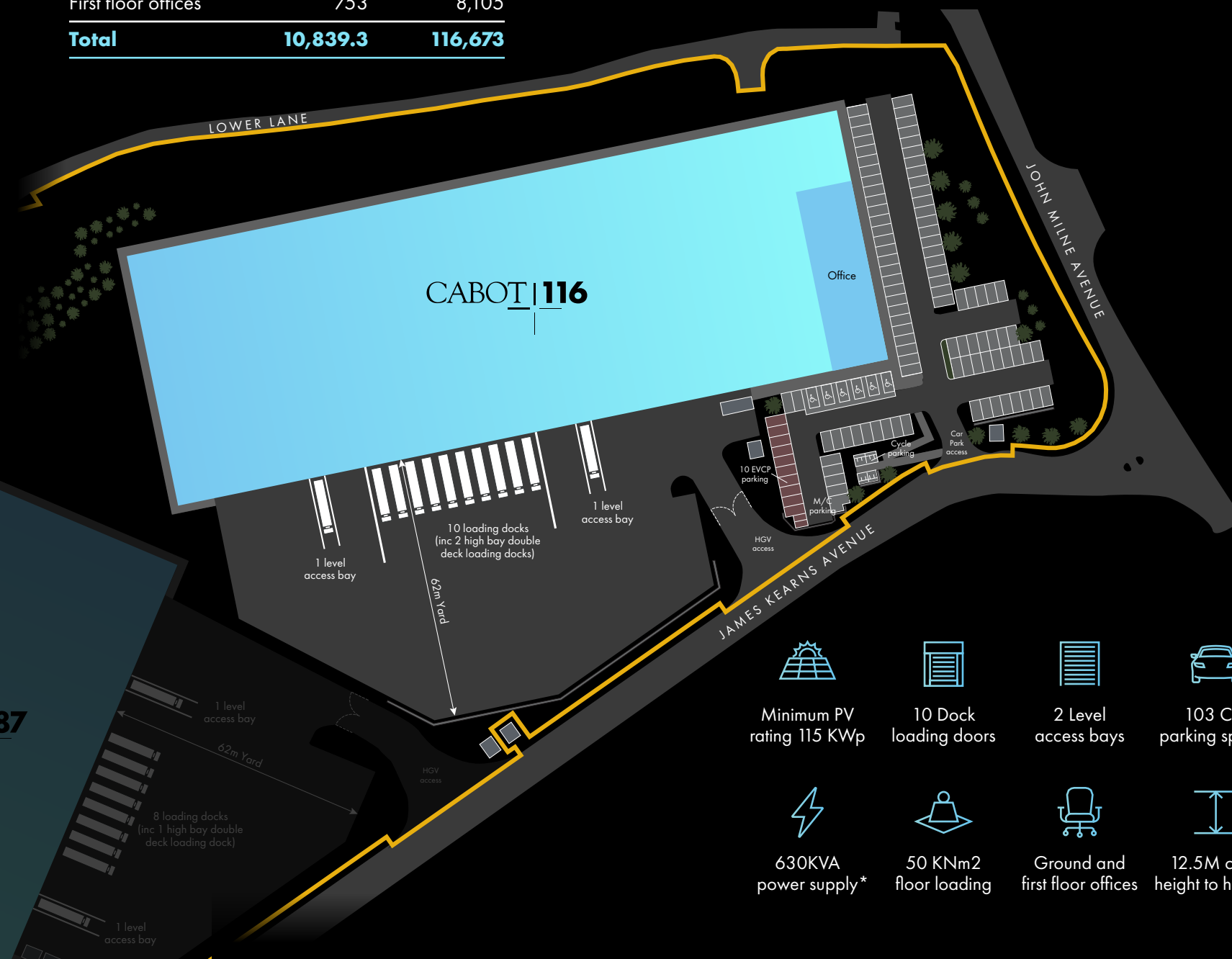
51%

51% of the local population are qualified to level 3 or above.

	sq m	sq ft
Warehouse	9,982.9	107,455
Ground floor offices	103.4	1,113
First floor offices	753	8,105
Total	10,839.3	116,673

CABOT | 116

**116,673 sq ft
TO LET**



Specification



Minimum PV
rating 115 KWp



10 Dock
loading doors



2 Level
access bays



103 Car
parking spaces



10 EV
parking spaces



Gated and
secure site



630KVA
power supply*



50 KNm2
floor loading



Ground and
first floor offices



12.5M clear
height to haunch



EPC
rating A



BREEAM target
'Very Good'

*More power available subject to agreement.

CABOT | 116



**87,577 sq ft
TO LET**

- 8 dock loading doors
- 2 Level access bays
- 81 Car parking spaces

50 KNm² floor loading

Ground and first floor offices

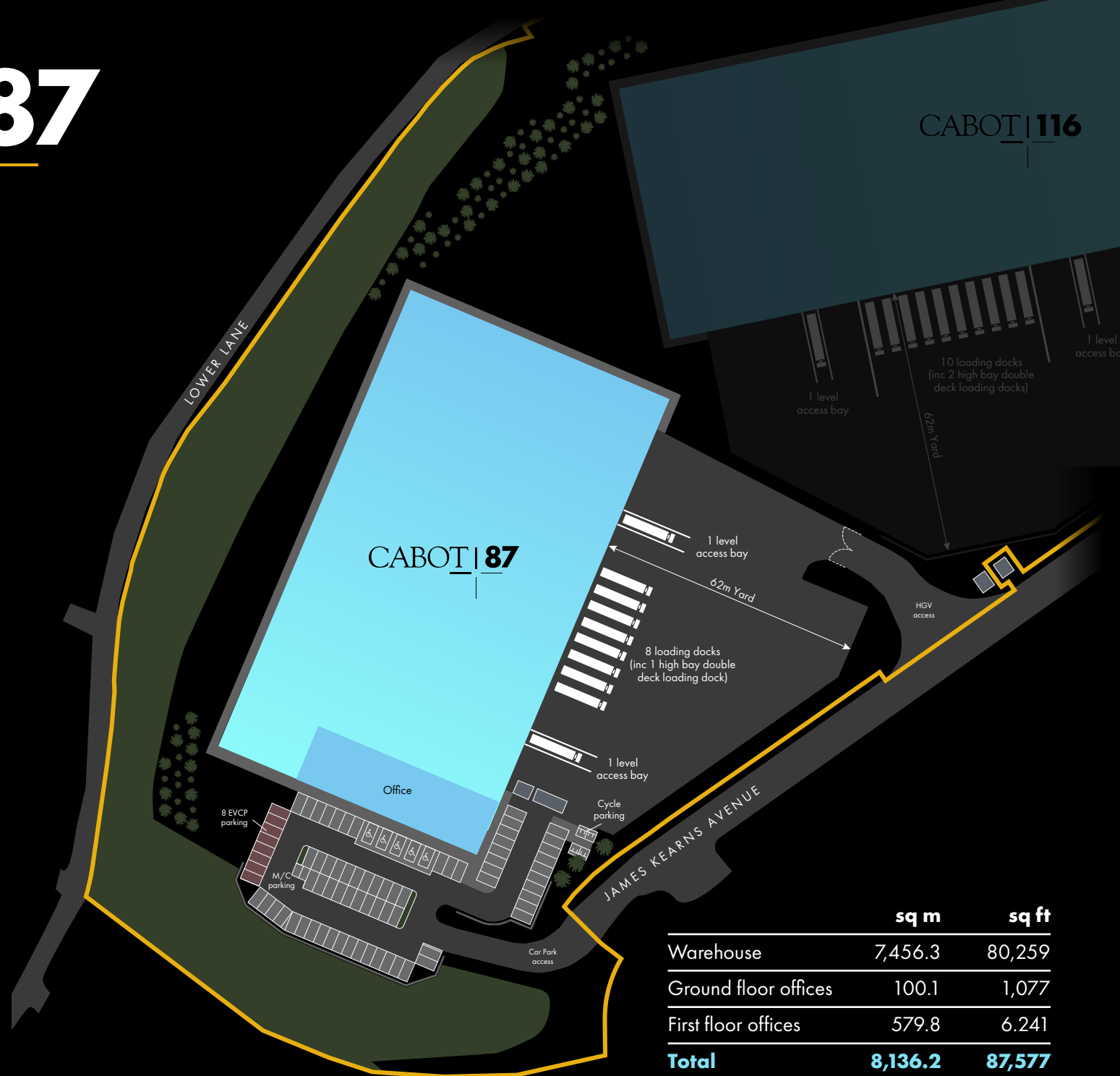
10M clear height to haunch

8 EV parking spaces

Gated and secure site

EPC A rating

 BREEAM target 'Very Good'
  490 KVA power supply*
  Minimum PV rating 90 KWp



* More power available subject to agreement.

CABOT | 87





Sustainability

The landlord is committed to ESG credentials, and the units have achieved a BREEAM rating of "Very Good" and EPC 'A' rating. There is EV charging provided and ducting throughout all of the car park. Photovoltaic Panels (PV) are located on each unit to the benefit of the occupier.

Key initiatives include:



Up to 10 EV parking spaces



PV to meet LZC feasibility study



100% ducting for EV parking



Offices with LED Lighting



VRF heating and cooling to the offices



Modern cycle shelters for employees

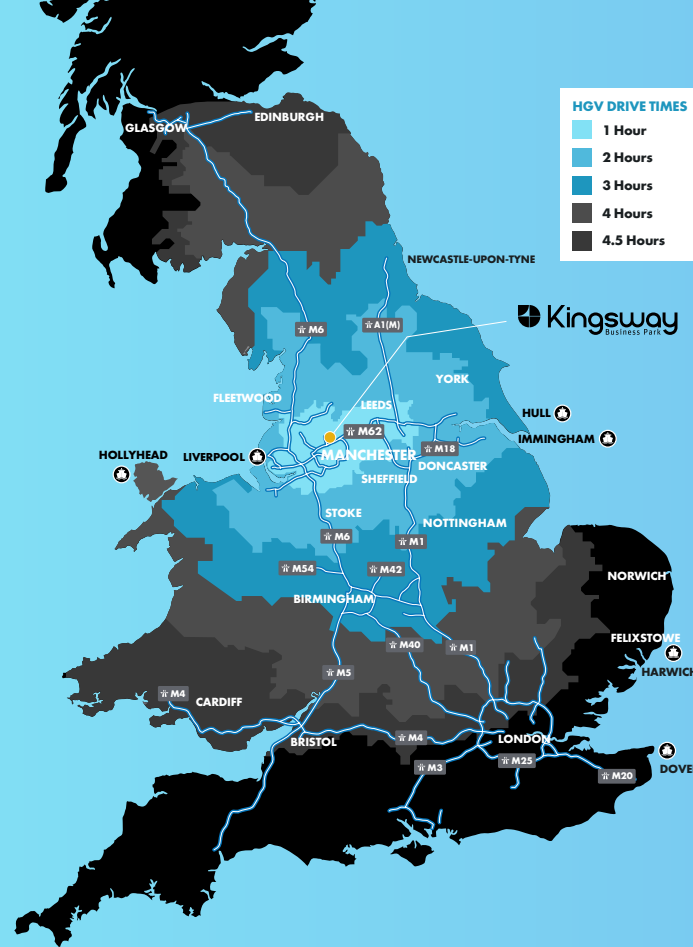
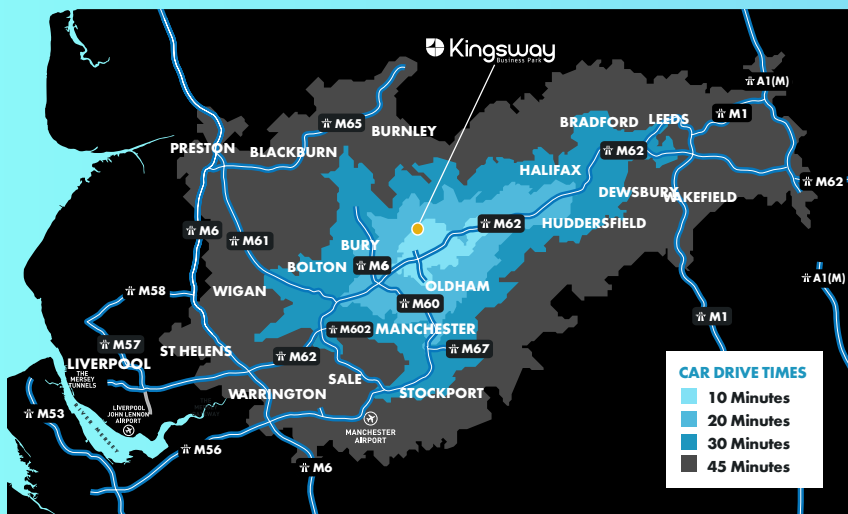


Proximity to Kingsway Metrolink Station
Providing multiple options for public transportation



Prime location

Kingsway is one of the best located business parks in the UK. A direct link to the M62 puts Manchester within half an hour's drive, while the M60, M6, M61 and M1 motorways are all within easy reach. Kingsway's location at the heart of Greater Manchester, and proximity to the conurbations of Yorkshire and the Midlands, puts nearly seven million people within an hour's drive.



Connectivity

Manchester is a few short miles away, Leeds just 40 minutes and Liverpool can typically be reached in around an hour.

Birmingham is 2.5 hours away, Glasgow 3.5 hours and London 4.5 hours. Kingsway is just an hour from the port of Liverpool and approximately two hours from the Humberside ports. Your staff or goods can be at Manchester Airport, the largest in the UK outside London, in under an hour. Manchester Airport currently handles around 100,000 tonnes of import and export freight annually.

Drive times



Manchester City Centre
12 miles • 30 min



Warrington
28 miles • 39 min



Leeds
31 miles • 40 min



Preston
38 miles • 48 min



Liverpool
43 miles • 50 min



Sheffield
49 miles • 65min

CabotKingsway.co.uk

Further information



Will Kenyon
will@b8re.com
07802 869 279

Steve Johnson
steve@b8re.com
07771 888 363



Richard Johnson
Richard.Johnson@jll.com
07980 837 328

Joe Bostock
Joe.Bostock@jll.com
07933 516 465

A development funded by



PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate and JLL for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property. 2024. Designed by Barques barques.co.uk