



TO LET

**Strategic, New Build Logistics
/ Manufacturing Facility**

47,358 SQ FT



**Immediate
Access
to M62 (J21)**



**Strategically positioned
to service both
Manchester & Leeds**



**Available
Immediately**

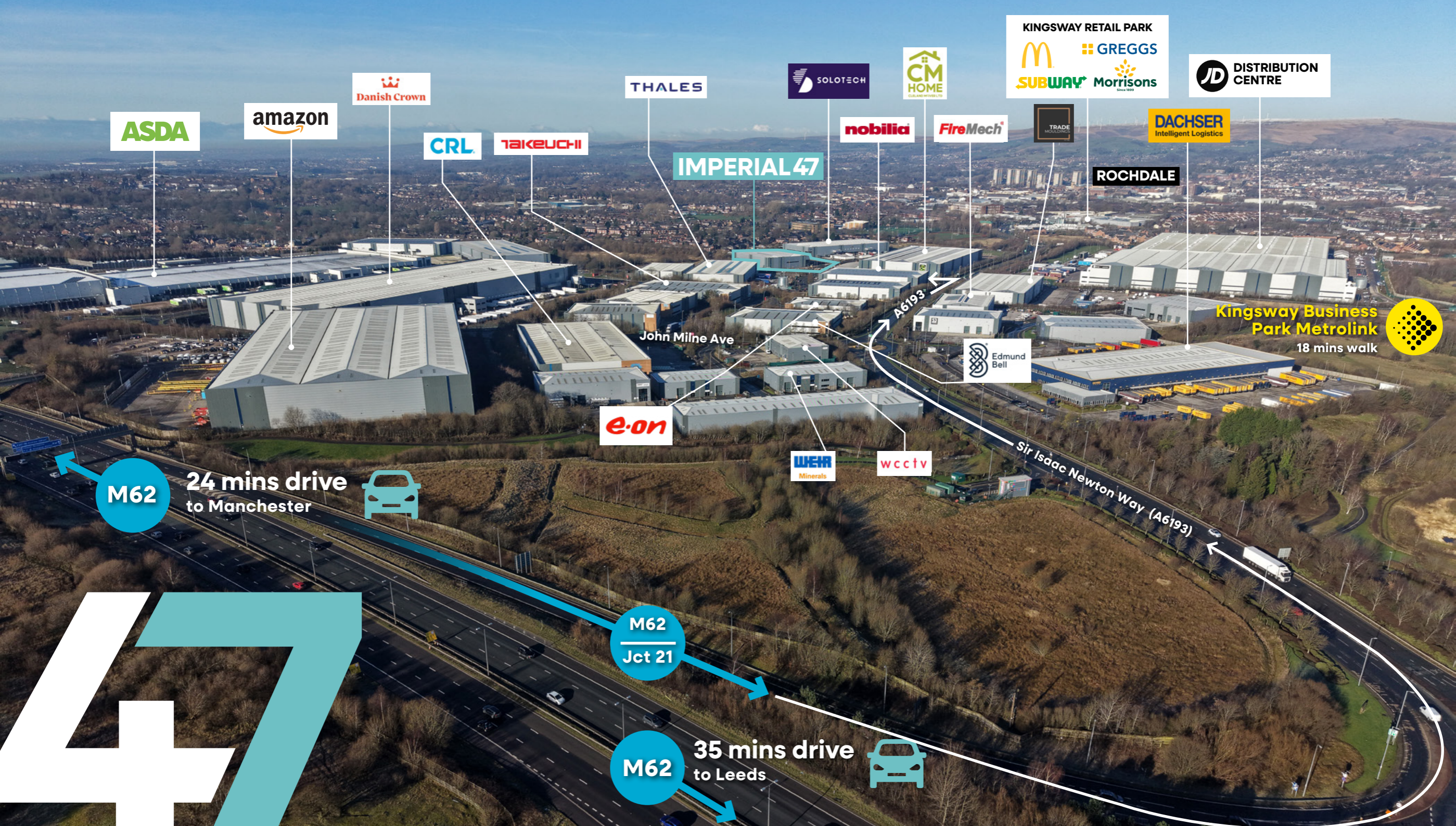
IMPERIAL 47

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



**KINGSWAY BUSINESS PARK
AN ESTABLISHED PREMIER INDUSTRIAL
PARK IN THE NORTH WEST OF ENGLAND**





ASDA

amazon

Danish Crown

CRL

TAKEUCHI

THALES

SOLOTECH

CM HOME

KINGSWAY RETAIL PARK
McDonald's GREGGS
SUBWAY Morrisons

JD DISTRIBUTION CENTRE

IMPERIAL 47

nobilea

FireMech

TRADE

DACHSER
Intelligent Logistics

ROCHDALE

Kingsway Business Park Metrolink
18 mins walk



John Milne Ave

e-on

Edmund Bell

WEH Minerals

wcctv

M62 24 mins drive to Manchester



47

M62 Jct 21

M62 35 mins drive to Leeds



Sir Isaac Newton Way (A6193)

Imperial 47 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.

Drive Times



Oldham	14 mins
Manchester City Centre	24 mins
Manchester Airport	28 mins
Warrington	33 mins
Leeds City Centre	35 mins
Leeds Bradford Airport	46 mins
Liverpool Airport	47 mins
Liverpool City Centre	53 mins
Port of Liverpool	1 hour
Humber Ports	1 hr 40 mins



7 mins drive to Rochdale Station



to Manchester Victoria	16 mins
to Leeds	1 hr 1 min

18 mins walk to Kingsway Business Park Metrolink Stop



to Rochdale Town	9 mins
to Manchester Victoria	44 mins



IMPERIAL 47

KINGSWAY BUSINESS PARK
JOHN MILNE AVENUE, ROCHDALE OL16 4NZ



**New Build Logistics /
Manufacturing Facility**



**175KVA with Opportunities
for Upgrades**



41 Car Parking Spaces (5 EV)



10m Clear Internal Height



PV Roof Panels



**3,480 Pallet Spaces (Narrow Aisle)
/ 2,552 Pallet Spaces (Wide Aisle)**
[Click here for racking plans](#)



50KN/m2 Floor Loading



**Gated & Fenced Service Yard -
45m Yard Depth**



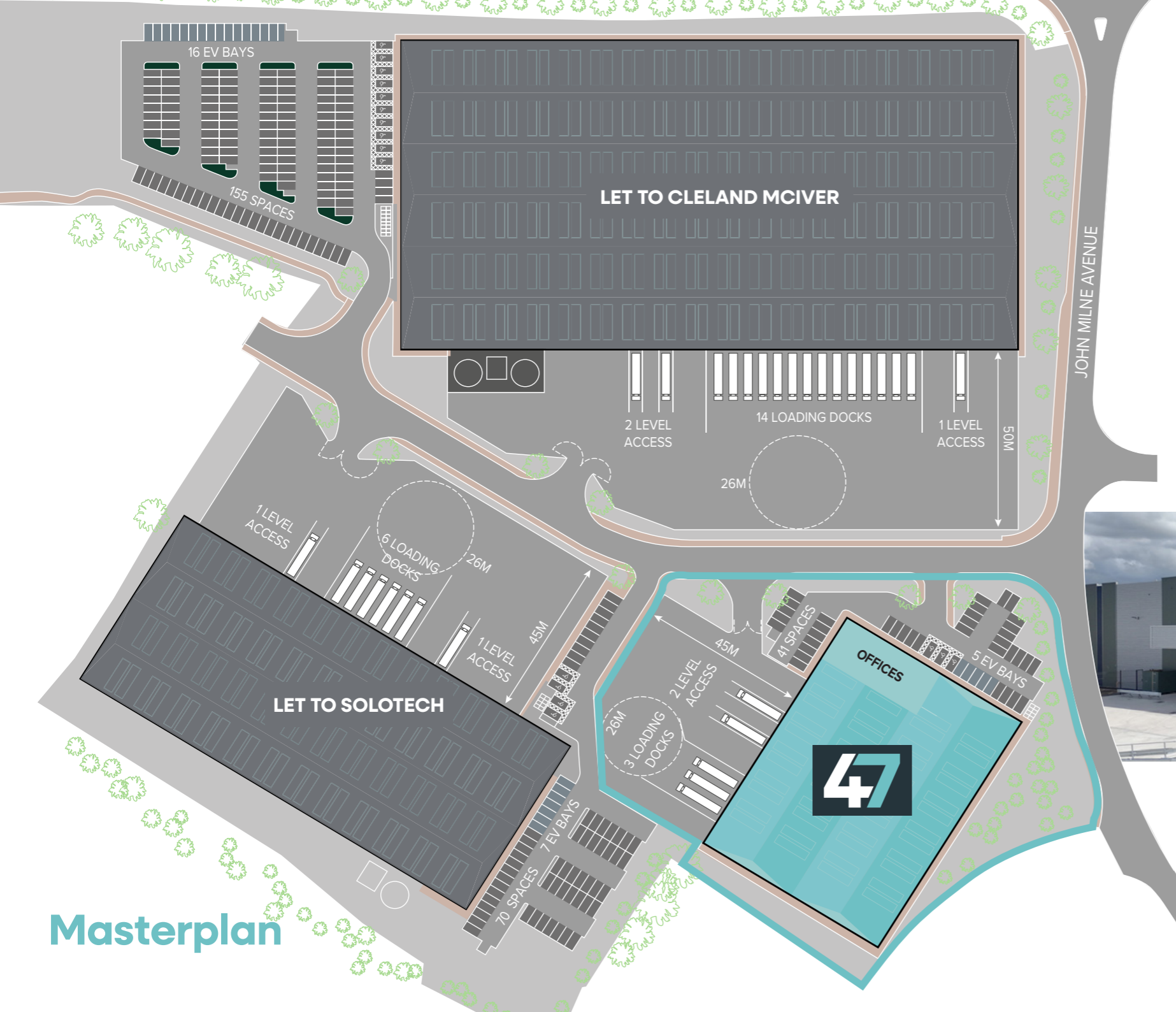
Landscaped Business Park



3 Docks & 2 Level Access Doors



**Fitted First Floor Offices with
Passenger Lift & Kitchenette**



Accommodation

	Sq Ft	Sq M
Warehouse	42,931	3,988
First Floor Offices	4,427	411
Total	47,358	4,399

TO LET
Strategic, New Build Logistics / Manufacturing Facility

47,358 SQ FT



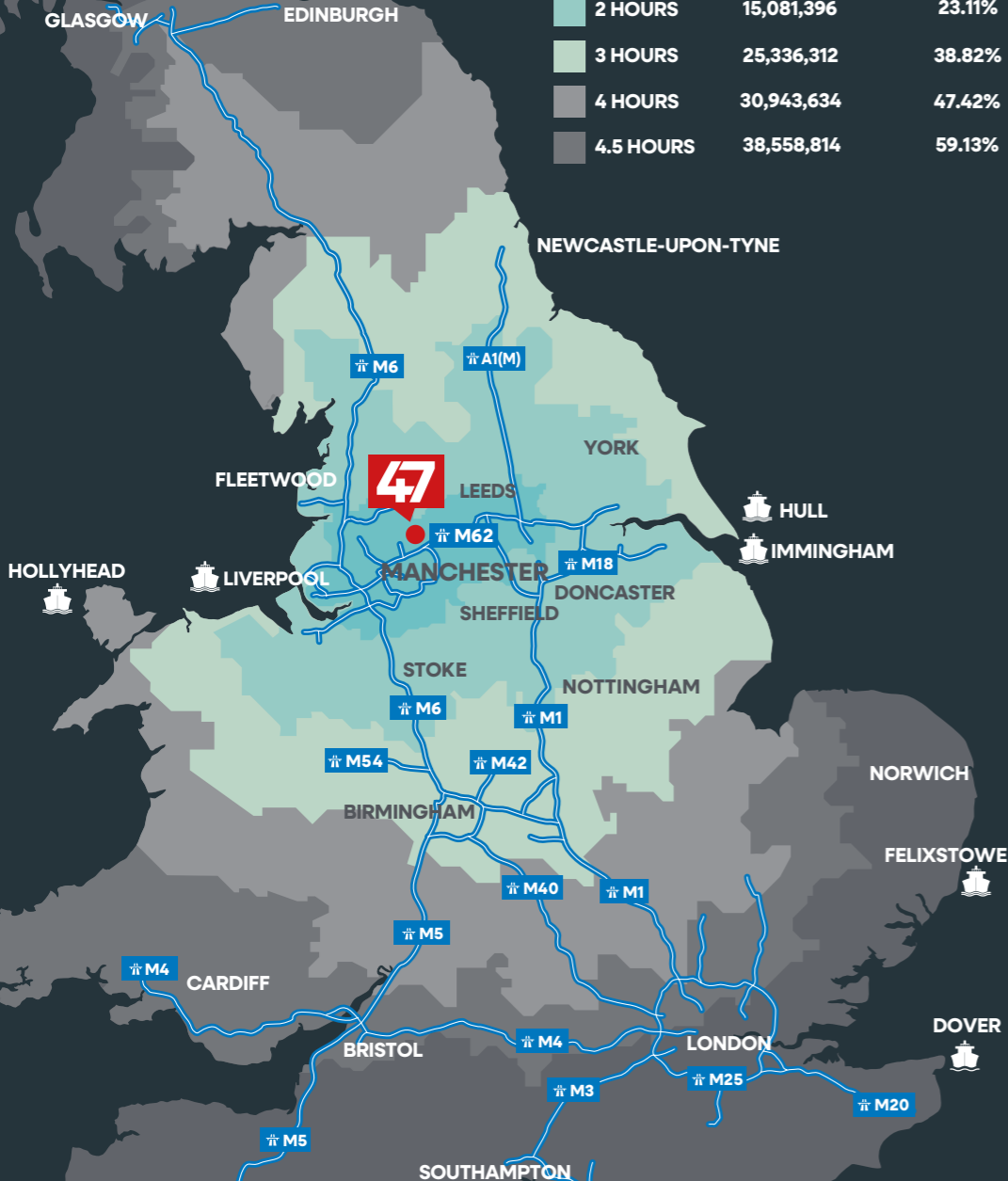
Masterplan



Demographics

HGV Drive Times

Drive Times	Total Population	% of GB Population
1 HOUR	6,810,558	10.44%
2 HOURS	15,081,396	23.11%
3 HOURS	25,336,312	38.82%
4 HOURS	30,943,634	47.42%
4.5 HOURS	38,558,814	59.13%



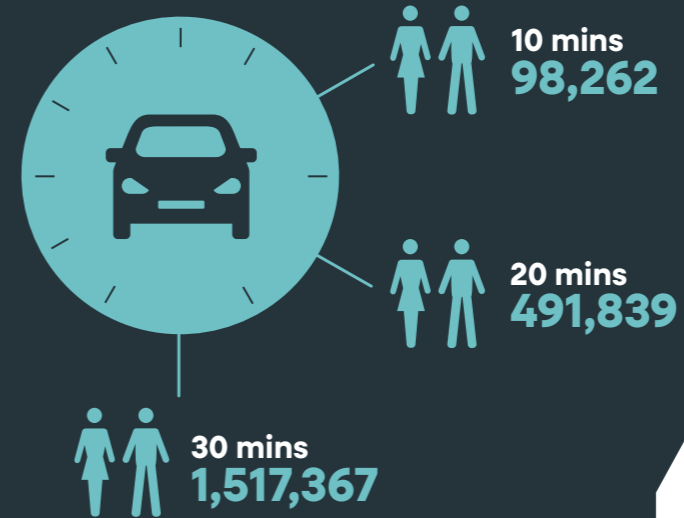
DriveTimes By Car



Total Population Within 30 Minutes

THE TOTAL POPULATION WITHIN 30 MINUTES DRIVE TIME IS 2,368,626 OF WHICH 1,517,367 (64.1%) ARE OF WORKING AGE

HIGHER THAN THE GB AVERAGE OF 63.5%



Demographics

Unemployment % (Nomis)



Rochdale	6.5
North West	4.9
UK	5.0

ROCHDALE HAS THE HIGHEST UNEMPLOYMENT % OF COMPARATIVE LOGISTICS HOTSPOTS

CREATING AN EXCELLENT OPPORTUNITY FOR RECRUITMENT

Wage Data (Nomis)



Rochdale	£667.90
Oldham	£683.80
Bury	£685.60
Manchester	£794.80
Warrington	£807.40

Source https://www.nomisweb.co.uk/reports/lmp/lad/1778385128/subreports/ashew_compared/report.aspx?



The Rochdale Development Agency (RDA) is a private company wholly owned by Rochdale Borough Council and a **trusted partner for business relocation and growth**. Combining flexibility, expertise, and local knowledge they make moving to Rochdale seamless. From property searches and design-and-build support to **financial incentives** and **recruitment assistance**, they provide tailored solutions every step of the way. Working with partners like the Growth Company, the RDA can also offer **fully funded marketing, finance, training and innovation support**.

Contact the team on **01706 927000**, email info@investinrochdale.co.uk or visit <https://investinrochdale.co.uk/supporting-business>

“

Logistics are key to the ongoing success of our business and the park’s direct link to the M62 motorway was a major factor in our decision to relocate as our main distribution centre.

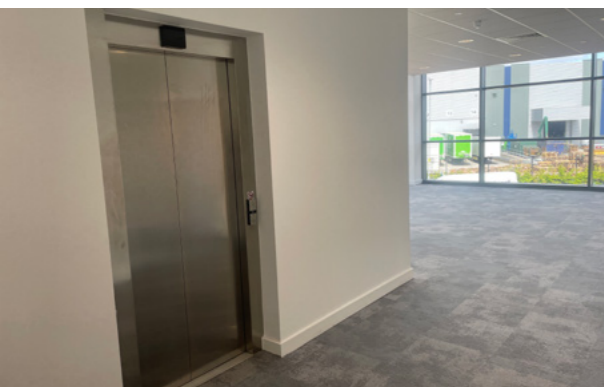
Simon Boocock
CEO - CR Laurence

“

We have more than doubled our workforce since moving to Kingsway Business Park and have taken on several apprentices. We are also just minutes from Junction 21 of the M62.

David Gilbertson
Chief Executive Officer - WCCTV





Further Information

VAT

VAT will be payable at the prevailing rate on any transaction.

EPC

The property has an EPC Rating 35 B.

Rates

Please contact the local borough council for further information. Incentives may be available for qualifying businesses.

Terms

The unit is available on a new full repairing and insuring lease. Quoting rent on application with the agents.

Contact

For further information or to arrange a viewing please contact the letting agents.



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

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



Steve Capper
steve.capper@cbre.com
07825 862 770

Henry Farr
henry.farr@cbre.com
07780 225 329



Julien Kenny Levick
julien.kenny.levick@avisonyoung.com
07712 537 590

Jack Rodgers
jack.rodgers@avisonyoung.com
07748 704 191

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk



A development by

