

CABOT | 87

 Kingsway
Business Park

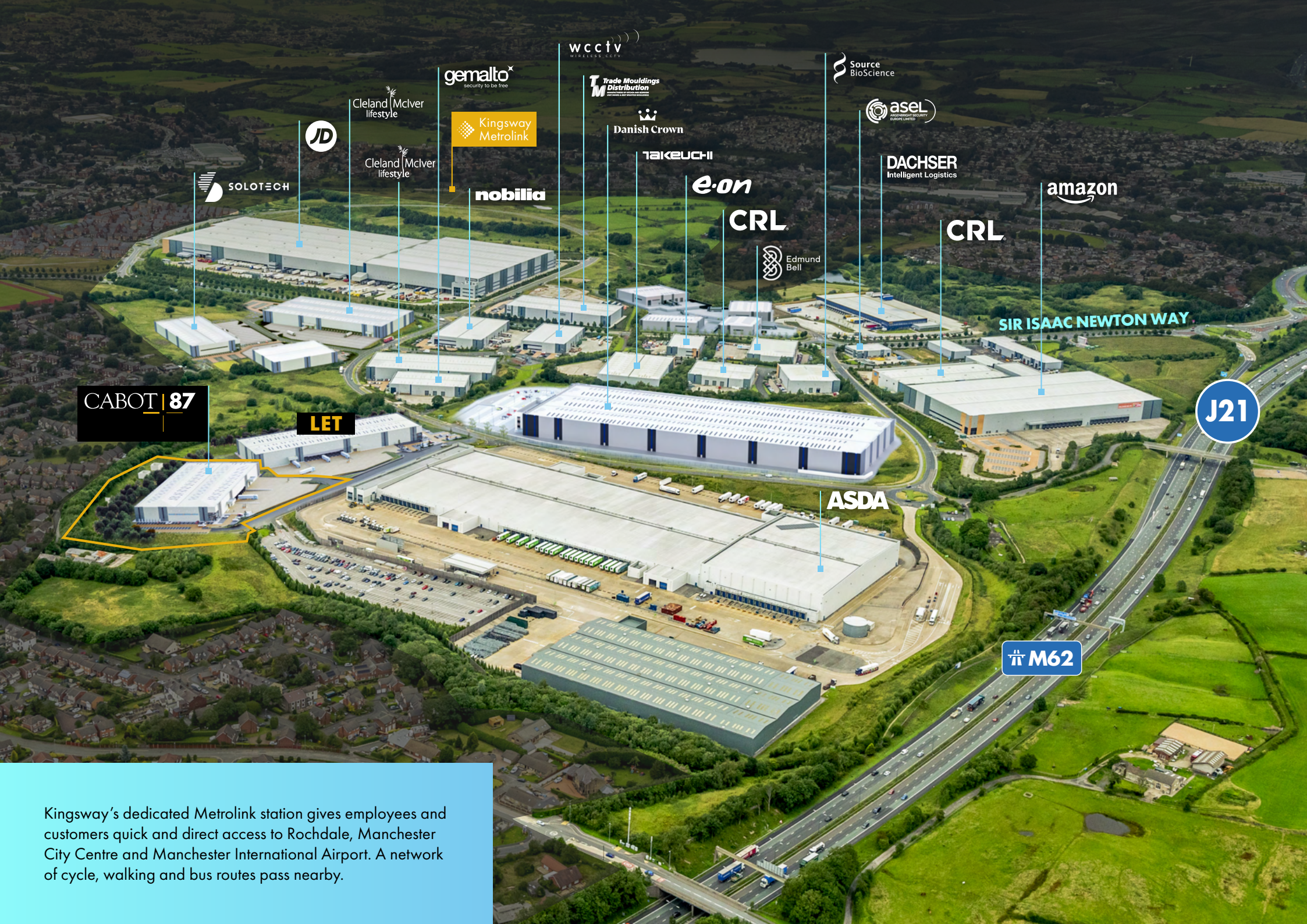


TO LET
NEW BUILD INDUSTRIAL/DISTRIBUTION UNIT
87,577 sq ft

J21 M62, Rochdale
Greater Manchester
OL16 4NW

CabotKingsway.co.uk

**Available
NOW**



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.

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**87,577 sq ft
TO LET**

Specification



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



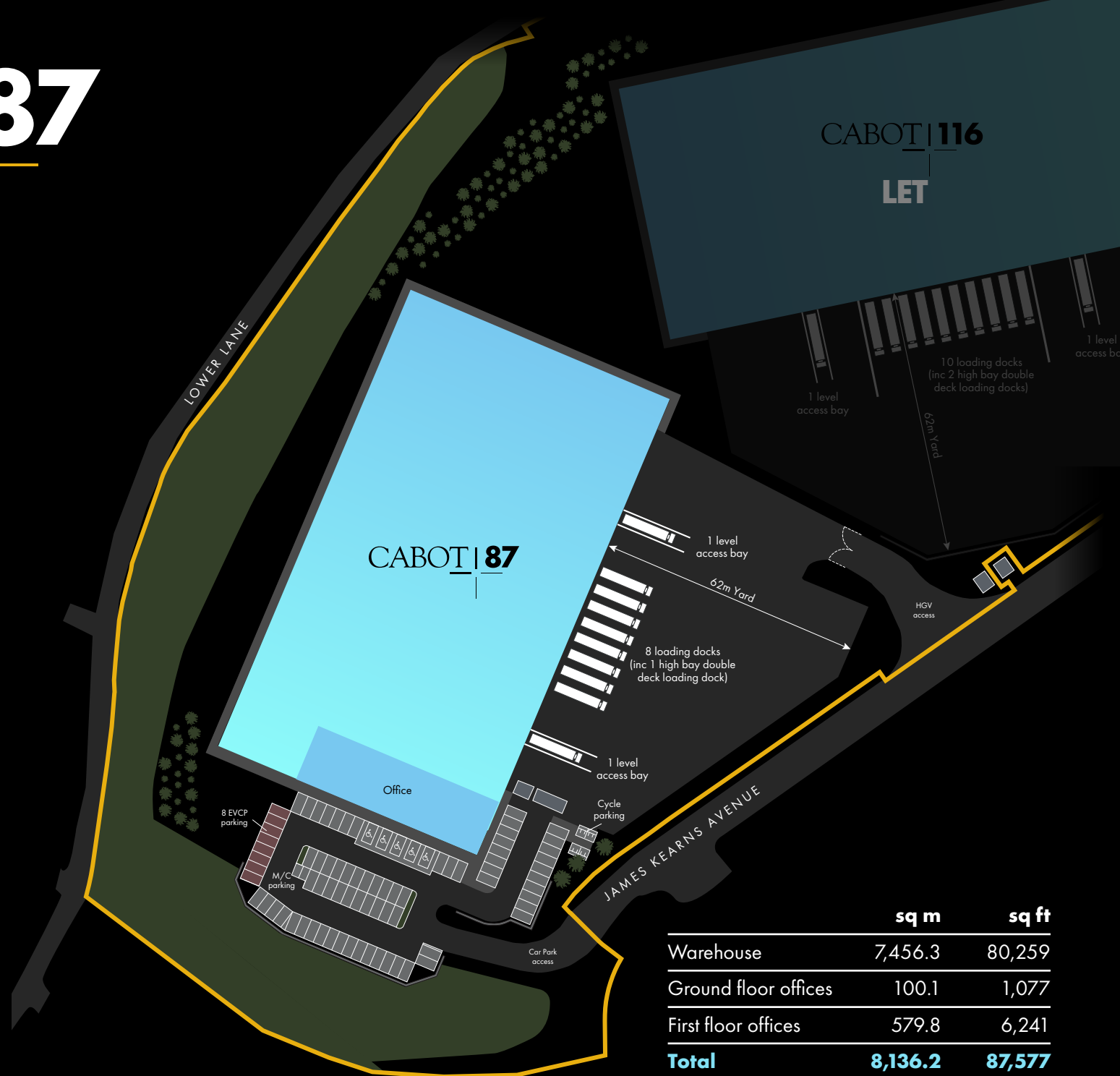
BREEAM
'Very Good'



490 KVA
power supply*



Minimum PV
rating 90 KWp



	sq m	sq ft
Warehouse	7,456.3	80,259
Ground floor offices	100.1	1,077
First floor offices	579.8	6,241
Total	8,136.2	87,577

* More power available subject to agreement.

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Sustainability

The landlord is committed to ESG credentials, and the unit has 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 the building to the benefit of the occupier

Key initiatives include:



8 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

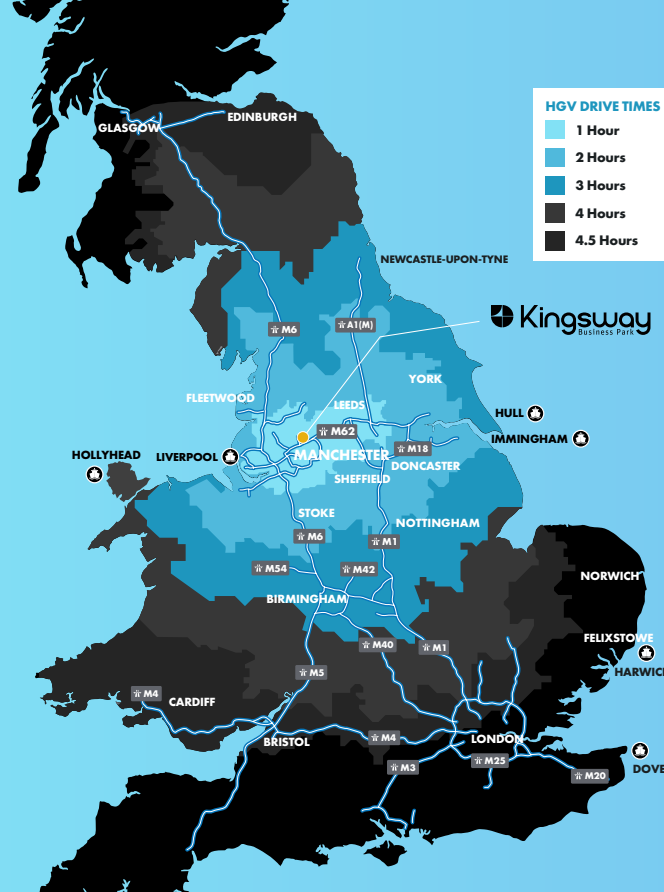
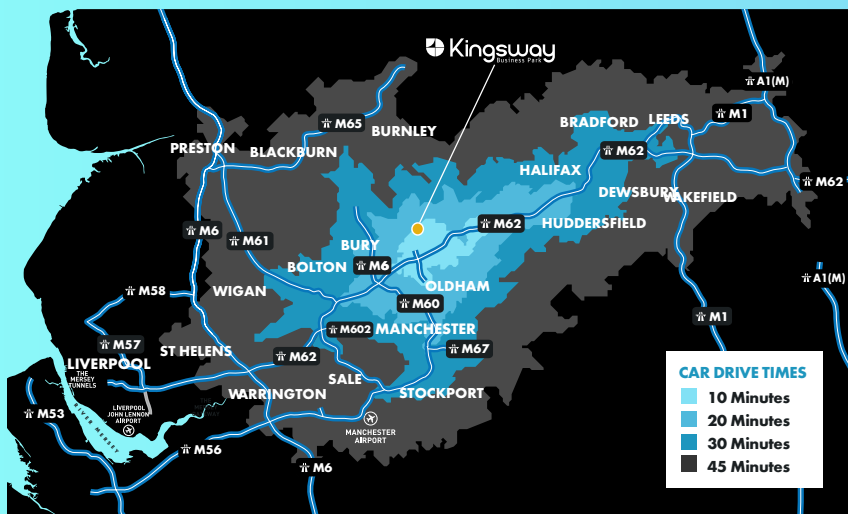


Proximity to Kingsway
Metrolink Station
Providing multiple options
for public transportation



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 Humber side 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, and connects the North of England to 160 destinations around the world.

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



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