



# Urban Park

Kingsway  
Business Park  
Rochdale OL16 4UP

UNIT  
**G1**

**TO LET**

Modern, Detached Manufacturing  
/Distribution Unit

**22,710 SQ FT**  
**(2,110 SQ M)**

**AVAILABLE  
IMMEDIATELY**



**Immediate  
Access  
to M62 (J21)**



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

ASDA

amazon

Danish Crown

CRL

TAKEUCHI

THALES

Edmund Bell

SOLOTECH

CM HOME

KINGSWAY RETAIL PARK  
SUBWAY GREGGS  
MORRISONS

JD DISTRIBUTION CENTRE

WEH Minerals

wcctv

e-on

nobilia

FireMech

TRADE MOUNTAINS

DACHSER Intelligent Logistics

ROCHDALE

UNIT G1

Kingsway Business Park Metrolink  
18 mins walk



John Milne Ave

A6193  
George Stephenson Ave

Sir Isaac Newton Way (A6193)

M62 24 mins drive to Manchester



# Kingsway Business Park Rochdale

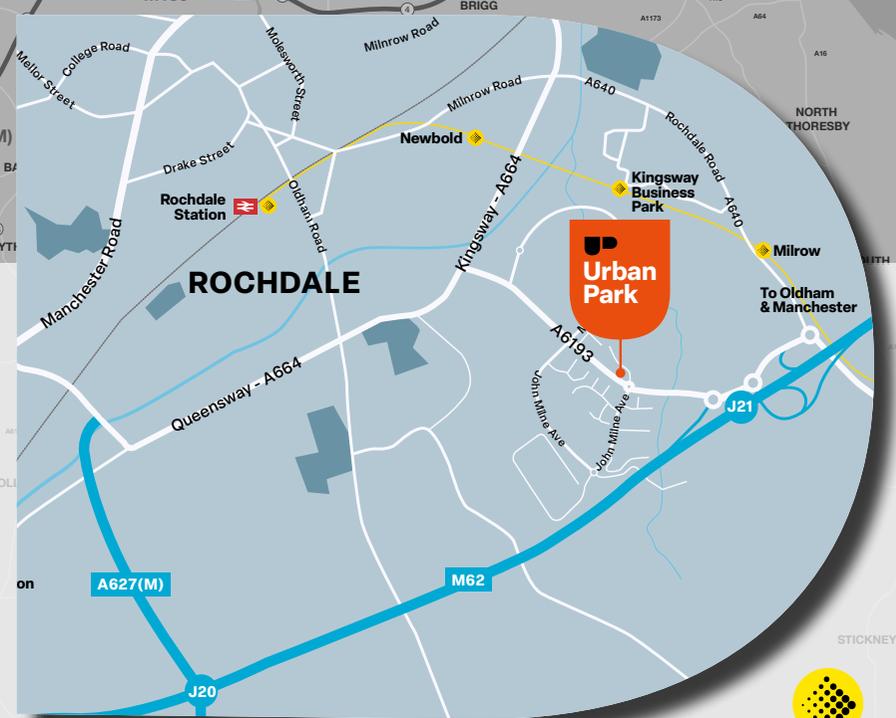
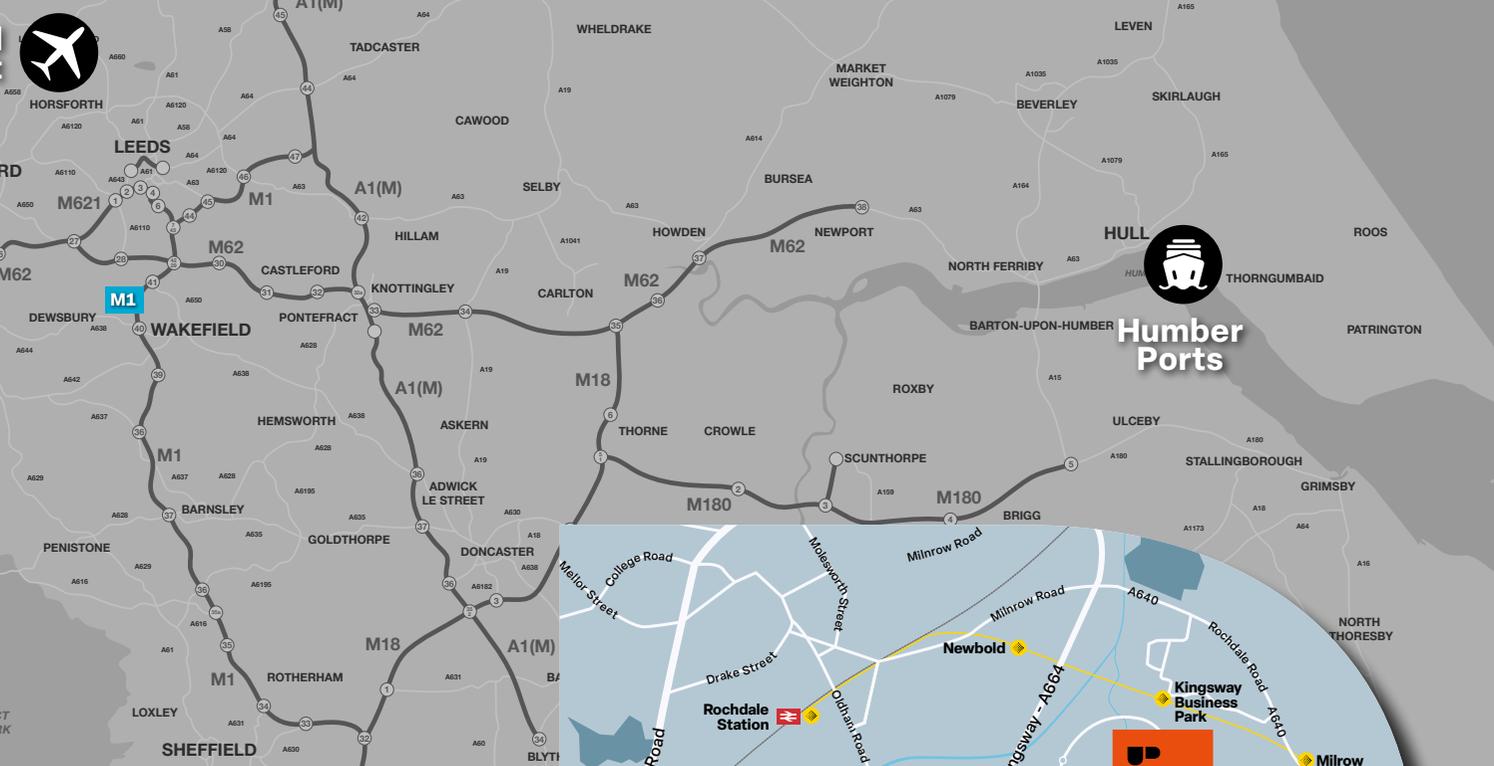
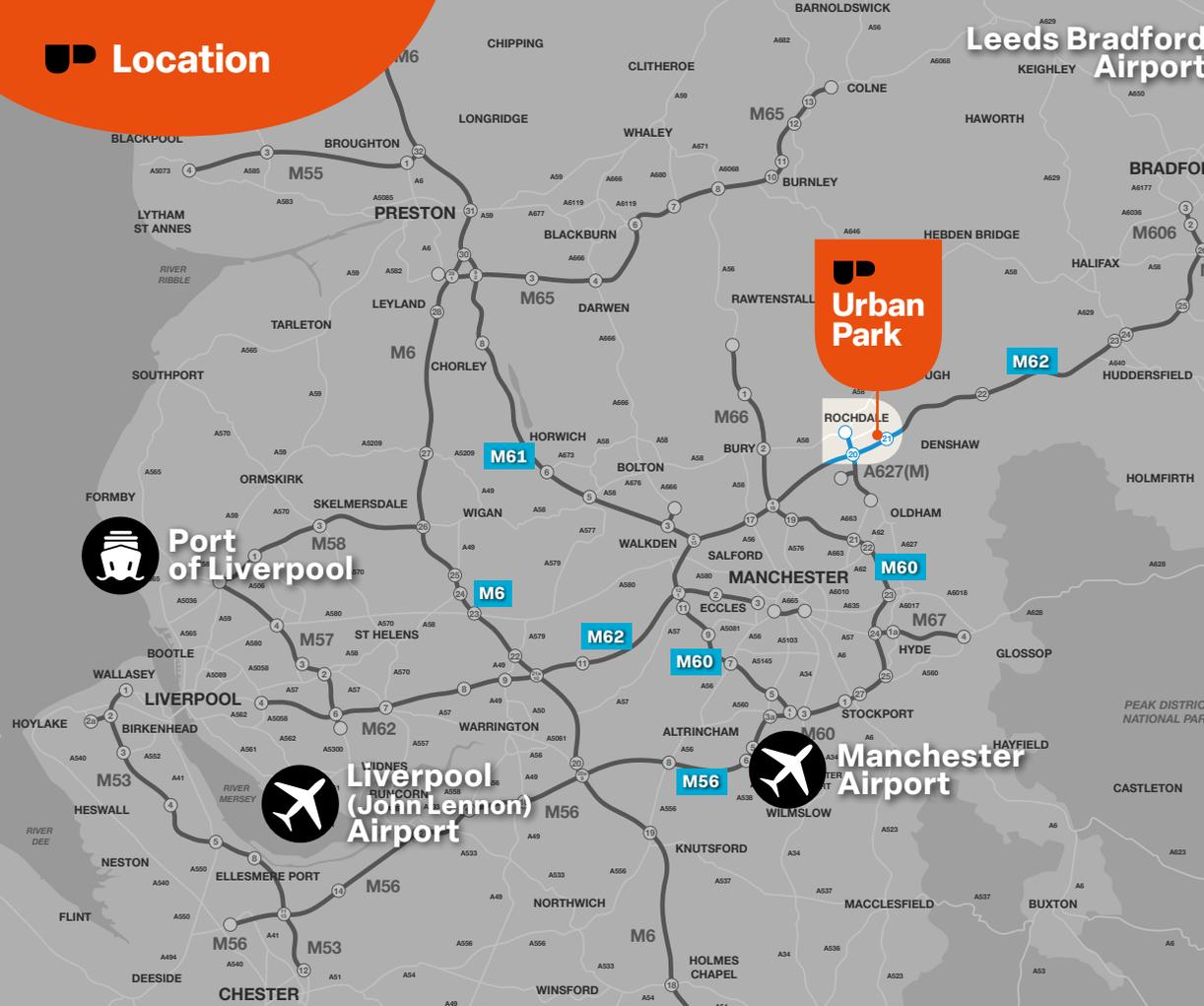
M62 Jct 21

M62 35 mins drive to Leeds



Landscaped Business Park Environment

## Location



**Urban 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.

### 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
<b>7 mins drive to Rochdale Station</b>	
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

## Modern, detached manufacturing /distribution premises on a self-contained, prominent site

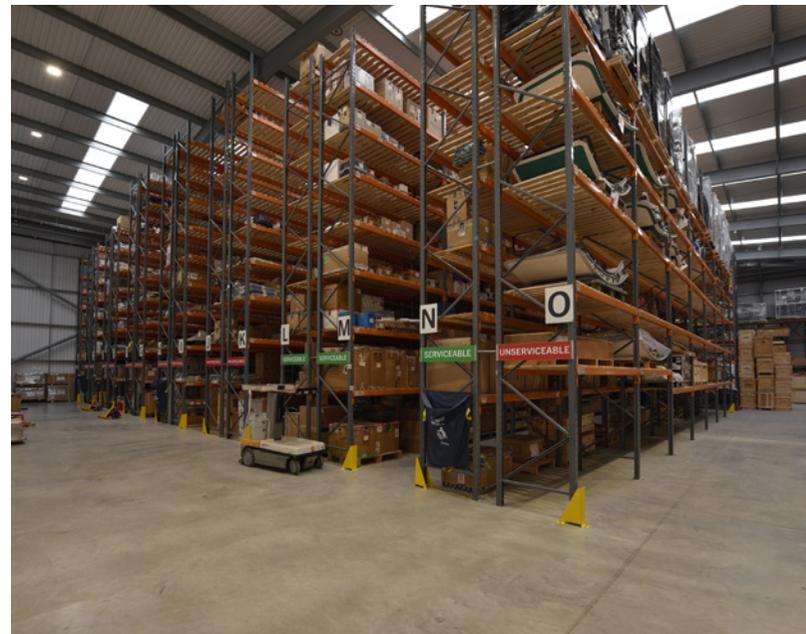
-  2022 construction
-  Large, secure concrete yard – c.42m maximum depth
-  8m minimum clear height (to underside of haunch)
-  2 drive-in loading doors
-  Tarmac surfaced car park at the front for 21 vehicles. EV chargers.
-  Warehouse LED lighting
-  Grade A office fitout (including shower room)



## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas.

Area	sq ft	sq m
Warehouse	17,268	1,604.2
Ground / First Floor Offices	5,442	505.6
<b>Total</b>	<b>22,710</b>	<b>2,109.8</b>



**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**.



F

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GOODS



**VAT**

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

**EPC**

The property has an EPC Rating of A (18)

**Rates**

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

**TERMS**

Terms: the property is available by way of assignment or sub-lease of the current lease, expiring 5th April 2033. Alternatively a new lease directly from the Landlord may be available. Please contact the agents for further information.

**CONTACT**

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

Joe Bostock

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Megan Kavanagh

**07927 674 574**

Megan.Kavanagh@jll.com



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Rochdale **OL16 4UP**