

TO LET - INDUSTRIAL

MODERN INDUSTRIAL WAREHOUSE AVAILABLE NOW

# UNIT 2 URBAN PARK ROCHDALE, KINGSWAY BUSINESS PARK

Rochdale, OL16 4UP

31,586 sq ft (2,934 sq m)



## Key Highlights

- Newly Built 2022
- 8m eaves height
- 2 Storey Offices inc. Welfare Areas
- Ample Building Fit Out Included
- 3 level access doors
- Adjacent to Junction 21 of M62
- Secure max 49m yard
- 22 EV Charging Points
- BREEAM Very Good and EPC A-18

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## Location

Strategically placed between Manchester and Leeds, at Junction 21 of the M62, Kingsway Business Park is perfectly placed for manufacturing, logistics, and other commercial operations. With its direct access to the M62, the M60, M6, M61 and M1 motorways are all within easy reach, Kingsway provides unrivalled access to the rest of the UK. Manchester city centre is just over 30 minutes drive.

## Description

The modern unit comprises the following specification:

- 8m eaves height
- 3 electric level access doors
- Two storey offices fitted with board room, canteen and welfare areas
- Warehouse fitted with LED lighting & fire detection sprinkler system
- 30 car parking spaces
- 4 EV charging points
- 35 kn/m2 floor loading
- Fully secure yard with max 49m depth, - Weighbridge available
- 210 KVA power supply
- Fully permitted waste licence held for site

## Accommodation

Area	Sq ft	Sq m
Ground floor warehouse	28,126	2,613
Ground floor office & welfare	1,768	164
First floor offices	1,692	157
Total	31,586	2,934

## Terms

The property is available leasehold on terms to be agreed via sub-letting or assignment on a lease expiring 8<sup>th</sup> March 2033.

## Rent

On Application

## Service Charge

An estate service charge is applicable.

## Planning

The property has planning consent for E(g), B2 and B8 uses.

## Rateable Value

The current rateable value is £186,000. Interested parties are advised to make their own enquiries with the Local Authority Business Rates Department.

## VAT

VAT is payable on any transaction at the prevailing rate.

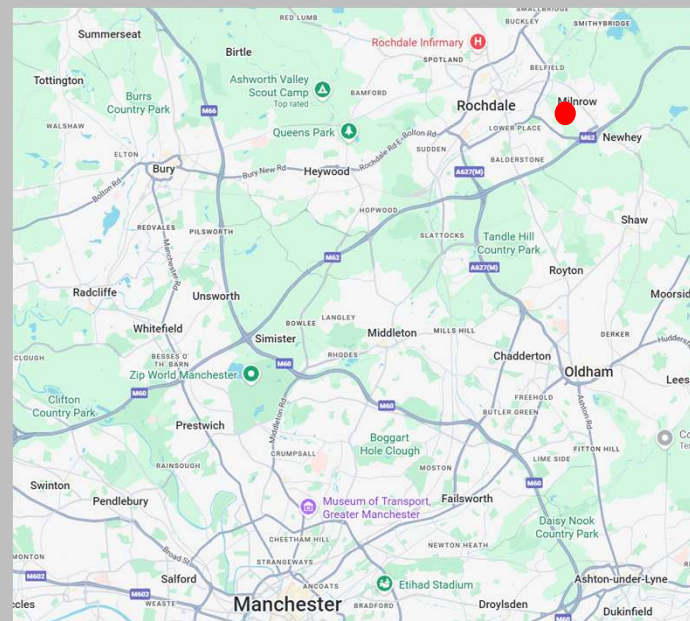
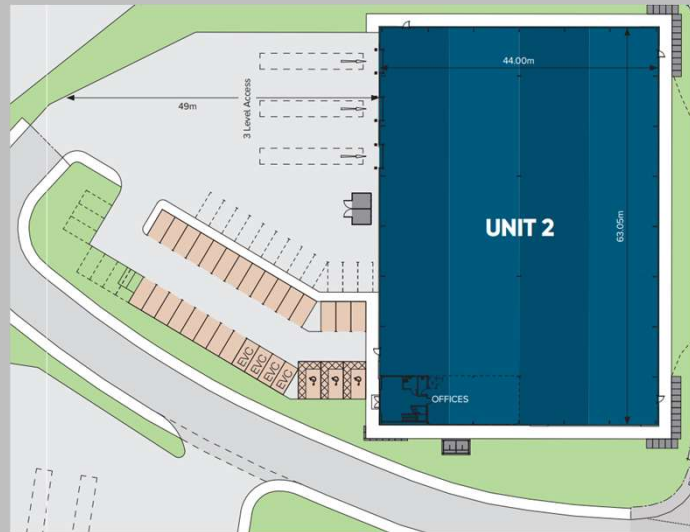
## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Further information and viewings

Georgina Thompson  
07793 461360  
Georgina.thompson@m1agency.co.uk

Josh Brown  
07534864867  
Josh.brown@m1agency.co.uk





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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT – January 2026

## Important Notice

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