

# CABOT | 87

 Kingsway  
Business Park

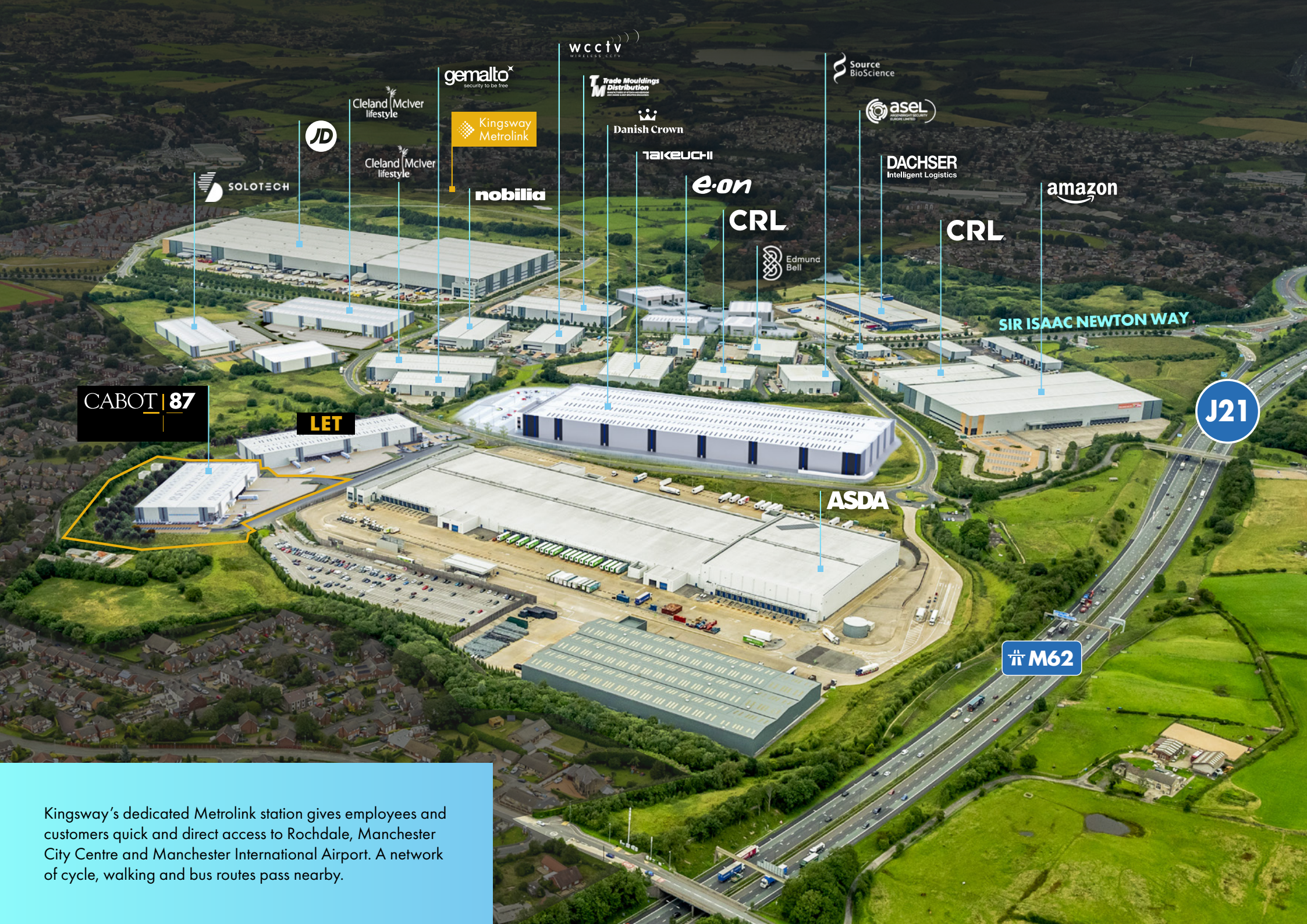


TO LET  
**NEW BUILD INDUSTRIAL/DISTRIBUTION UNIT**  
**87,577 sq ft**

J21 M62, Rochdale  
Greater Manchester  
**OL16 4NW**

[CabotKingsway.co.uk](http://CabotKingsway.co.uk)

**Available  
NOW**



CABOT | 87

LET

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.

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TO LET**

## Specification



8 dock loading doors



2 Level access bays



81 Car parking spaces



50 KNm<sup>2</sup> floor loading



Ground and first floor offices



10M clear height to haunch



8 EV parking spaces



Gated and secure site



EPC A rating



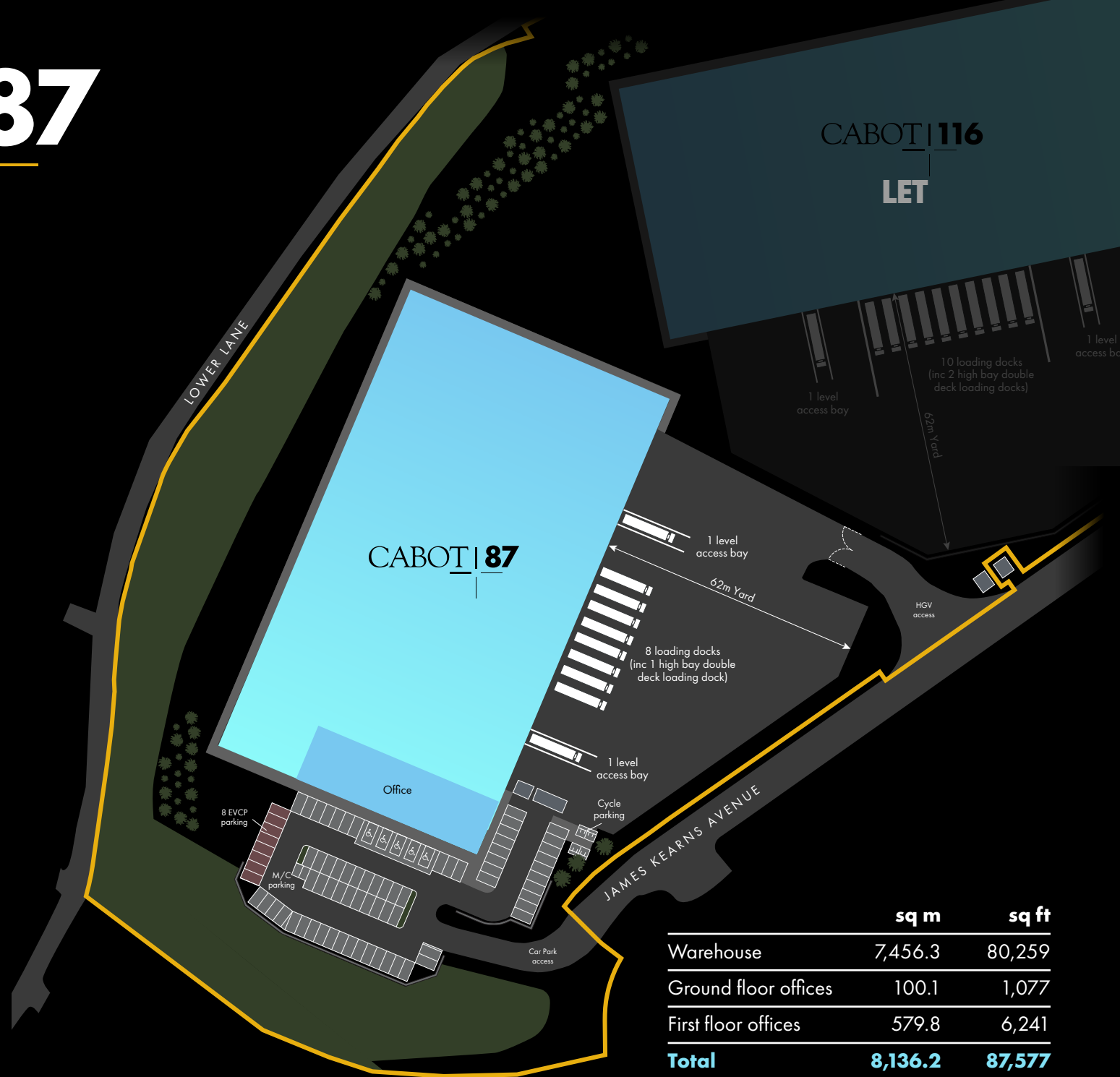
BREEAM 'Very Good'



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
<b>Total</b>	<b>8,136.2</b>	<b>87,577</b>

\* 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

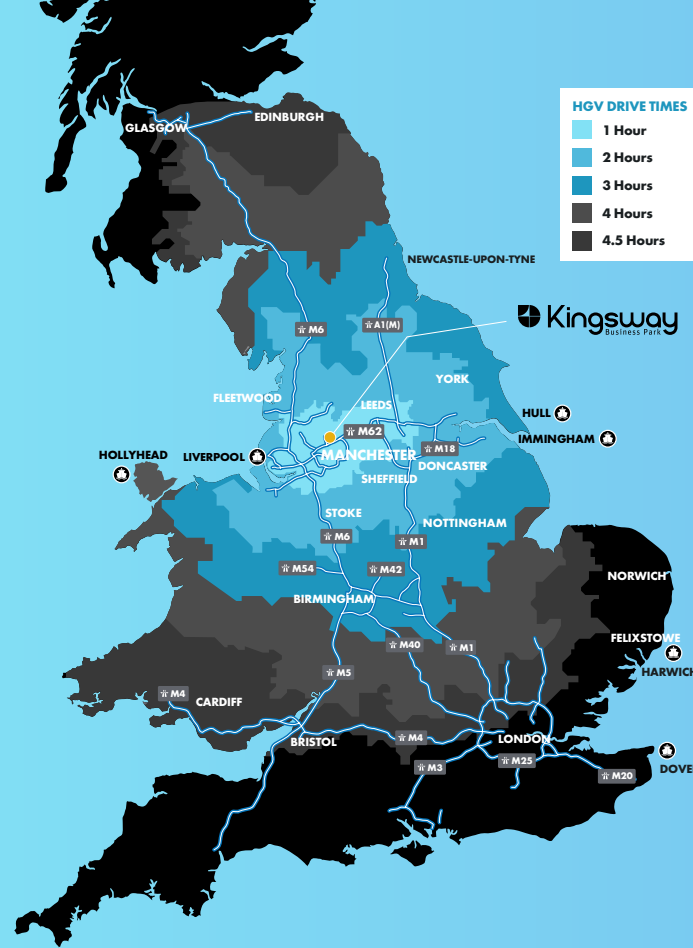
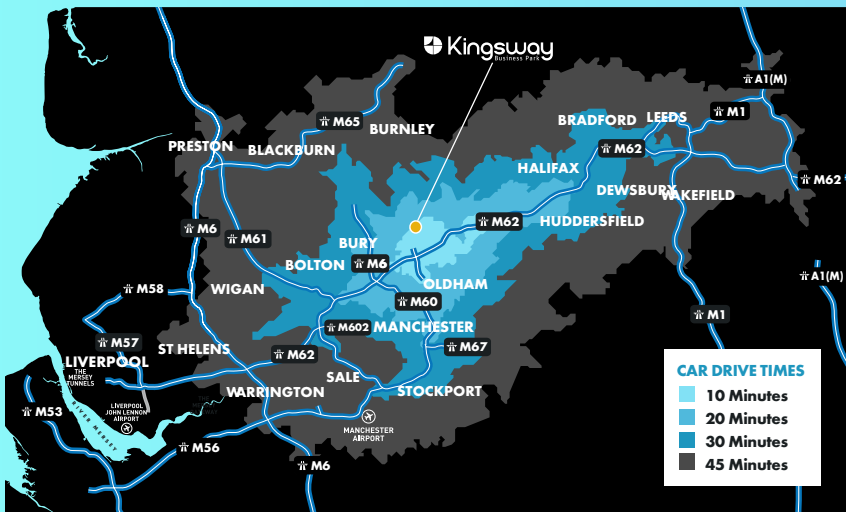


Proximity to Kingsway Metrolink Station  
Providing multiple options for public transportation



# 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 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, 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 • 65 min

A development funded by



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## Further information



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