

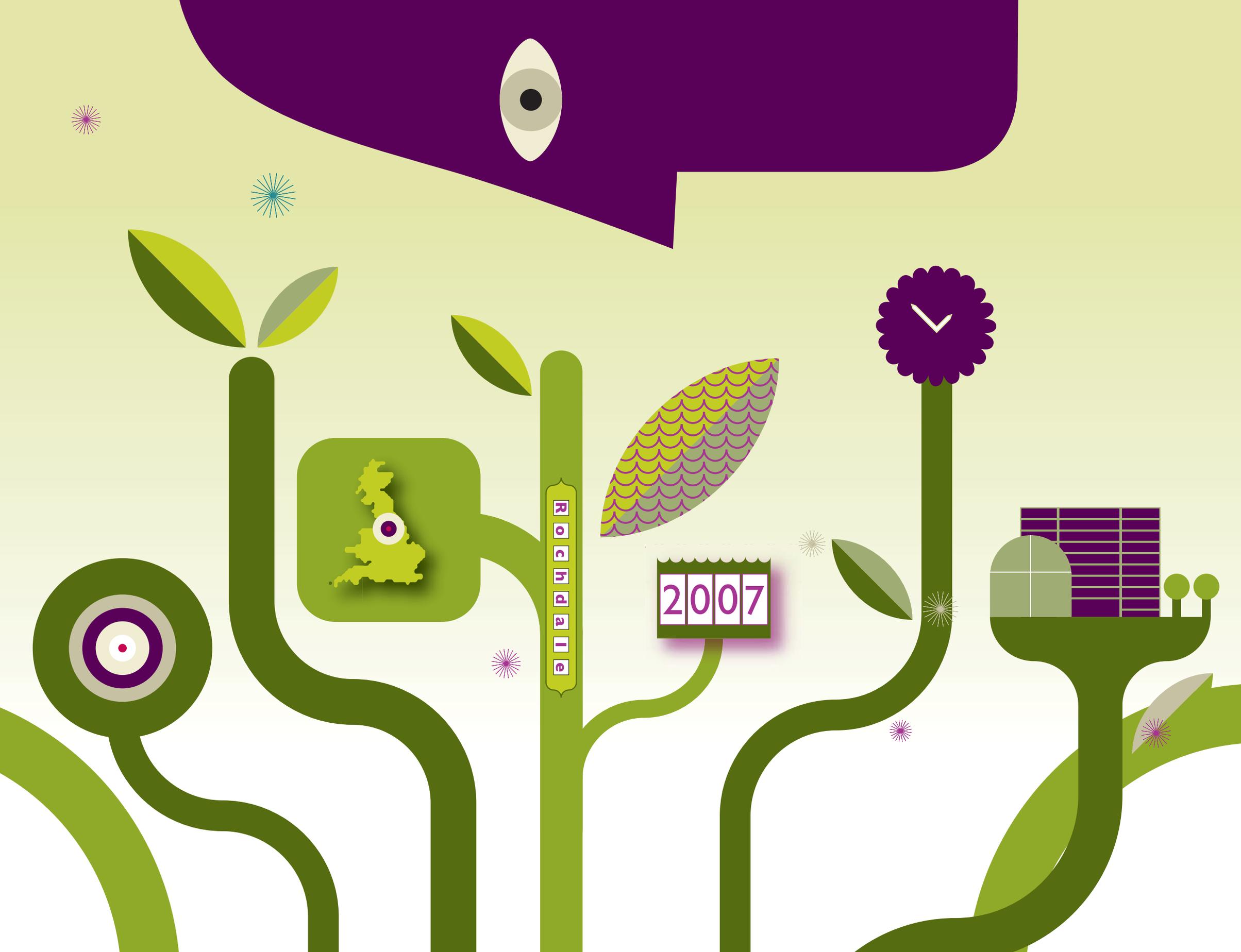
Kingsway

A New Landscape for Business

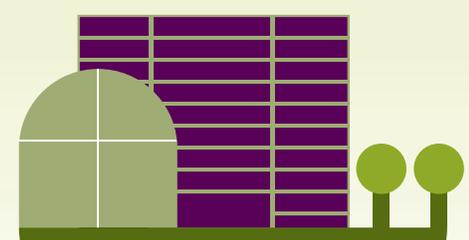
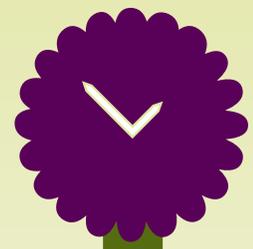
Wilson Bowden
Developments

Northwest
REGIONAL DEVELOPMENT AGENCY





Rochdale



Welcome to Kingsway



By any measure **Kingsway** is one of the most strategically important and exciting new developments of its kind in the UK.

The 170 hectare (450 acre) business-focused, mixed use development is sited within the Borough of Rochdale and is adjacent to the M62. It will bring together a **diverse** community of local, national and international businesses and people, will provide a bright, modern gateway to the Manchester City Region and England's Northwest.

One of the largest developments of its kind, it is predicted to create 7,250 direct jobs and 1,750 indirect jobs phased over the next 10 to 15 years.

The site will be served by completely new **infrastructure** and a remodelled M62 junction 21, linking it directly to the local, regional, Trans-Pennine and national **motorway network** and will have a dedicated stop on the new Oldham and Rochdale Metrolink route.

Kingsway includes a 30 hectare parkland area which will enhance the existing **natural habitats** and create new woodlands and walkways. Sensitively planned cycle and bus routes will provide a sustainable, environmentally friendly travel plan.

Kingsway is an inspired, ecologically sensitive and **dynamic** new business park, offering a premier product that is set to harness the energy of the resurgent local economy and to **challenge** the market norm.



a Great Place to do Business

Kingsway is a prime strategic location from which to do business.

Linked directly to the M62 and to the North's highly-developed motorway network,

Kingsway is 2 miles from Rochdale town centre, just 15 miles from buzzing central

Manchester, within 40 minutes drive of

Leeds and Liverpool city centres and also 40 minutes drive from Manchester, Liverpool

and Leeds-Bradford International Airports. It provides

unrivalled access to the entire city region, the UK, mainland Europe

and the rest of the world.

This direct motorway access also means Kingsway is just 35

minutes by road from the World Freight Terminal

and Trafford Park, 45 minutes from the port of

Liverpool and 90 minutes from Hull.

Greater Manchester itself is ranked first in the UK

outside London for both international transport links and internal

transport and the region's sophisticated

and efficient transport infrastructure has been a major factor

in attracting significant new investment to the

North West and in the region's success overall.



Kingsway

A New Landscape for Business

Rochdale



Preston

Bradford

Leeds Bradford airport

Leeds

York

The M62

Sheffield

Manchester airport

Manchester

Liverpool

the Masterplan

2006

2007



the Masterplan

Covering an area of 170 hectares (450 acres) - equivalent to half the size of
nearby **Manchester City Centre** - Kingsway will be one of the largest
business parks in the UK.

The quality of build on site will be to a high level. There is outline planning permission for 285,000 sq
m (3,000,000 sq ft) of industrial units

and more than 27,000 sq m (296,000 sq ft) of offices. This includes

a **diverse** range and scale of accommodation which will include

speculatively constructed space as well as office, industrial and warehousing accommodation available by way

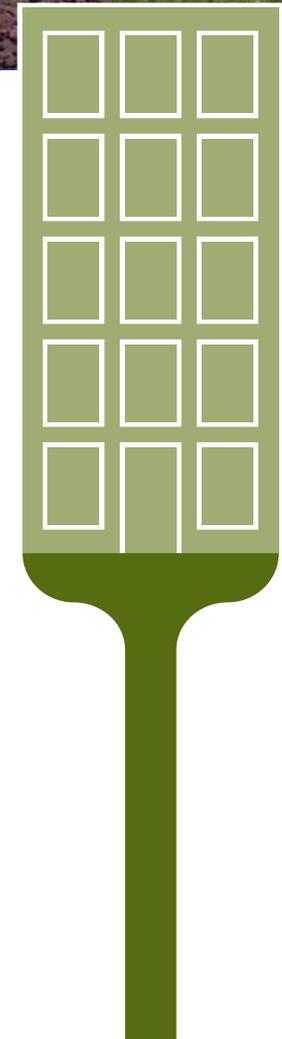
of bespoke design and build packages bringing a new **choice** of flexible commercial accommodation to the North West.



With plenty of room planned for supporting amenity **development** - more than 22,000 sq m (243,000 sq ft) allocated for
quality facilities including local **retail, hotel, conferencing**, food and drink and **childcare** forming a substantial leisure and
service hub - **Kingsway** aims to be an inspirational and complete working **environment** and a truly modern business park.

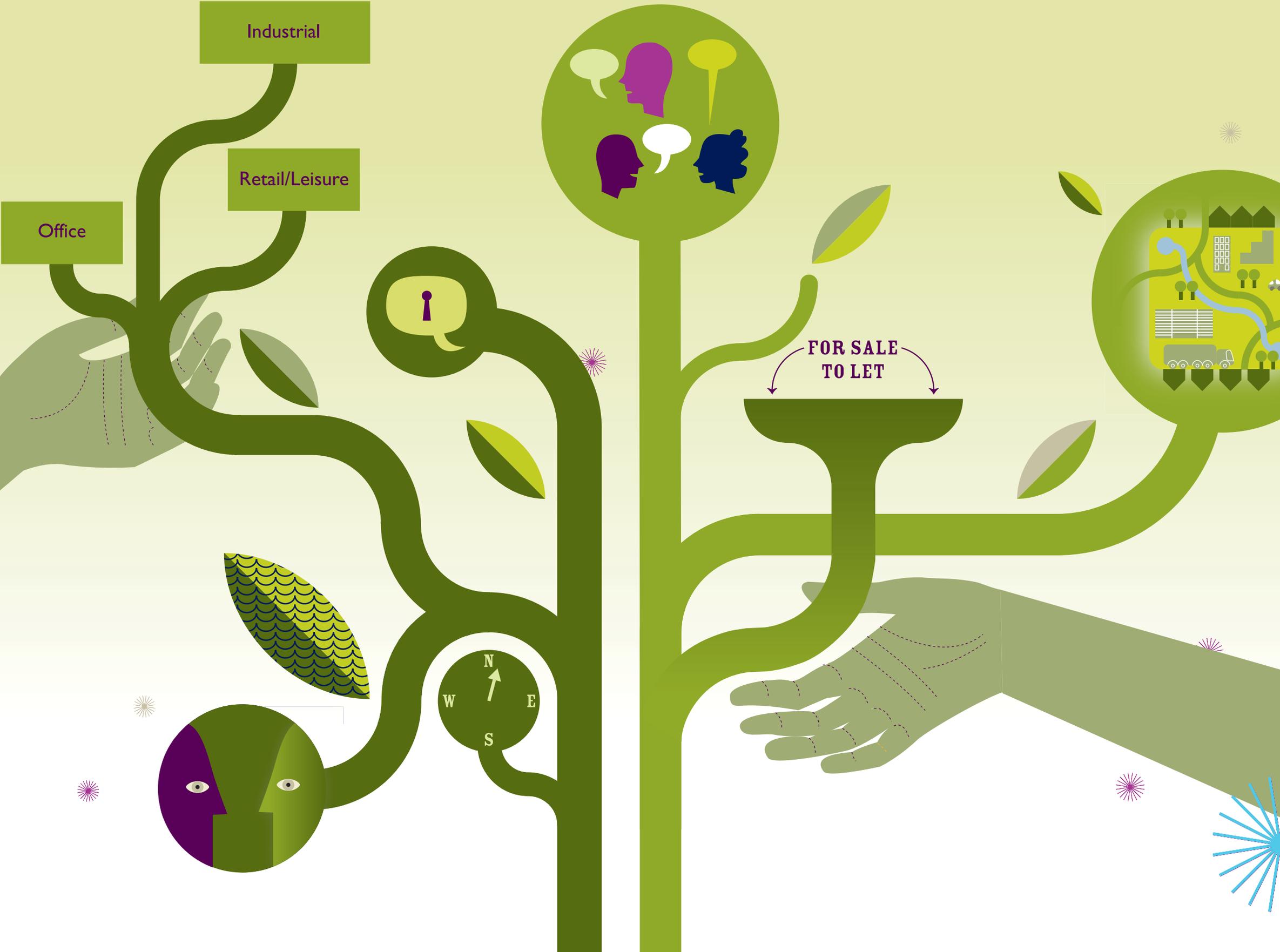
As a future-facing, high quality business park, **Kingsway** has been specifically designed to appeal to and provide for all types and sizes of businesses,
from ICT and financial services through to leisure and hospitality, industry, engineering and logistics.

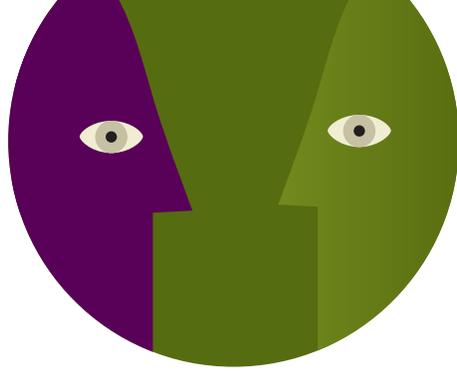
The development's cutting-edge **IT infrastructure** will offer businesses complete, robust and diverse connectivity and the Kingsway vision
is for a wide range of business users to thrive in **harmony** with adjacent residential areas and the 30 hectares of dedicated conservation land.



Kingsway

A New Landscape for Business





Kingsway has been carefully designed to offer a choice of high-quality,

flexible space for a wide range of uses.

Because of this diversity and the desire to meet the specific

needs of individual businesses, and alongside a

phased programme of speculative development,

the **Kingsway Partnership** is also offering occupiers the opportunity

to be directly involved in the design and specification of their

new premises with occupancy agreements to include

freehold and **leasehold** options.



Meeting your Needs

With this **flexibility** and **choice** also comes the promise of first-rate

ongoing site maintenance via the Kingsway Business Park Management Company.



Sensitive to a Special Landscape

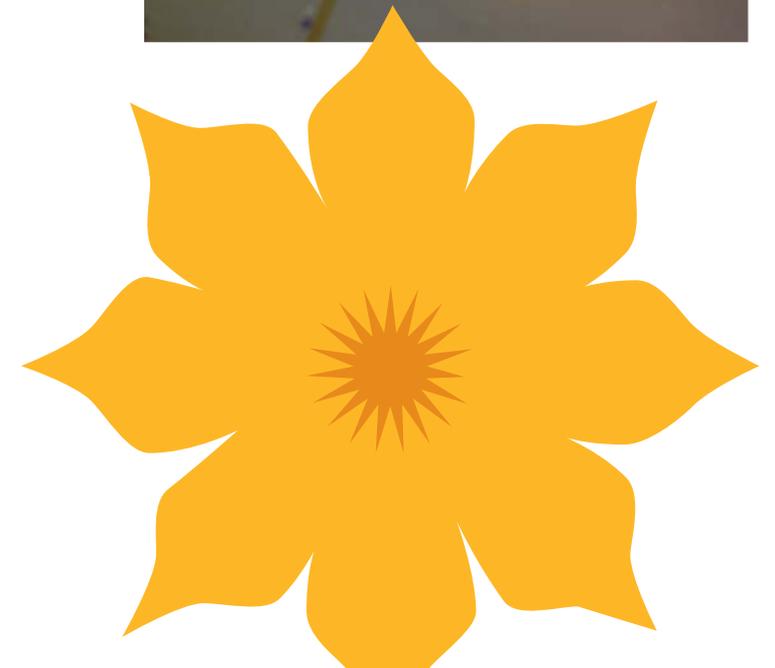
Kingsway has been planned and developed with exceptional sensitivity to the environment.

Set in an attractive, naturally rolling landscape, **Kingsway** includes areas designated as sites of **biological importance** as well as areas of newly-created woodlands and walkways all of which will combine to create a valuable amenity for employees and visitors to the Business Park.

These amenities include a 30 hectare (70 acre) natural 'corridor' which **protects** and **enhances** the existing diversity of natural habitats including willow scrub, grasslands and the wetlands of **Stanney Brook River**.

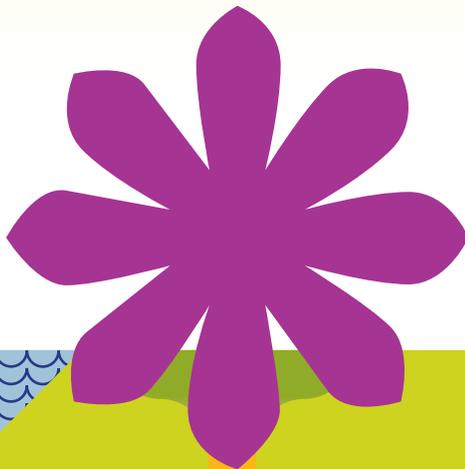
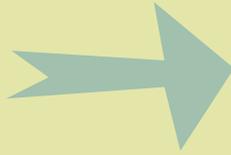
Cycle and **bus routes** have been carefully planned to allow for and promote green travel to and from the site as well as encouraging visitors to make the most of the natural habitat.

Sustainability will be supported by the appointment of a dedicated **Kingsway Transport Co-ordinator** who will manage the development, promotion, implementation and monitoring of the Kingsway Travel Plan in close co-operation with representatives of each occupying company.





Oldham and Rochdale
Metrolink



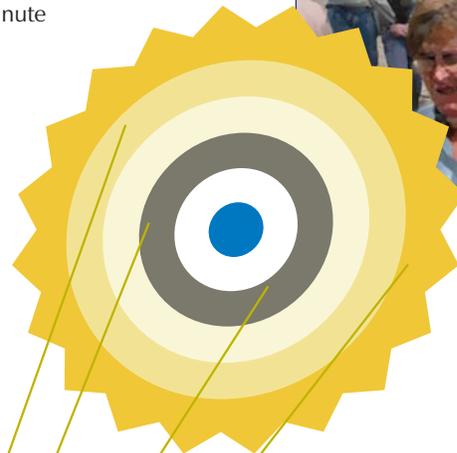
a Quality Workforce

Kingsway is expected to create more than 9,000 direct and indirect **jobs** over the course of the **development**. With 8 million people living within a 60 minute drive of the business park, employers will have

their pick of a motivated and multi-skilled **workforce** including Graduates from Manchester's Universities, home to Europe's largest student population.

The **Kingsway Recruitment Team** has been set up to support the recruitment process with a range of services designed to match employment needs to candidates. Employers will benefit from **free** professional **consultation** to help identify, train and recruit the best quality employees.

This service, combined with the high quality of the development, will ensure Kingsway **attracts** and **retains** the best of the North West and UK's workforce.



Valuable Support for Business



Kingsway is funded as one of the North West Regional Development Agency's 25 strategic sites and has been designated as an **Economic Development Zone** with additional European Regional Development Fund (ERDF) funding to help accelerate development of fresh opportunities for the local, regional and national business community.

Kingsway is also included in the UK Assisted Areas, which means that companies looking to **invest** in new plant, machinery and equipment, and undertake building-related projects are eligible to apply for Selective Finance for Investment (SFI) grant **funding** administered by the Northwest Regional Development Agency.

Grant support administered by the Northwest Regional Development Agency is also available to small and medium sized businesses to undertake research and development on technologically innovative products and processes. Further information on the SFI scheme or the Grant for Research and Development scheme can be found at www.nwda.co.uk

Businesses will benefit from a range of valuable services provided by the Kingsway Recruitment Team including pre-selection and screening of candidates, recruitment campaign response handling, short-listing, interviewing and pre-recruitment training.

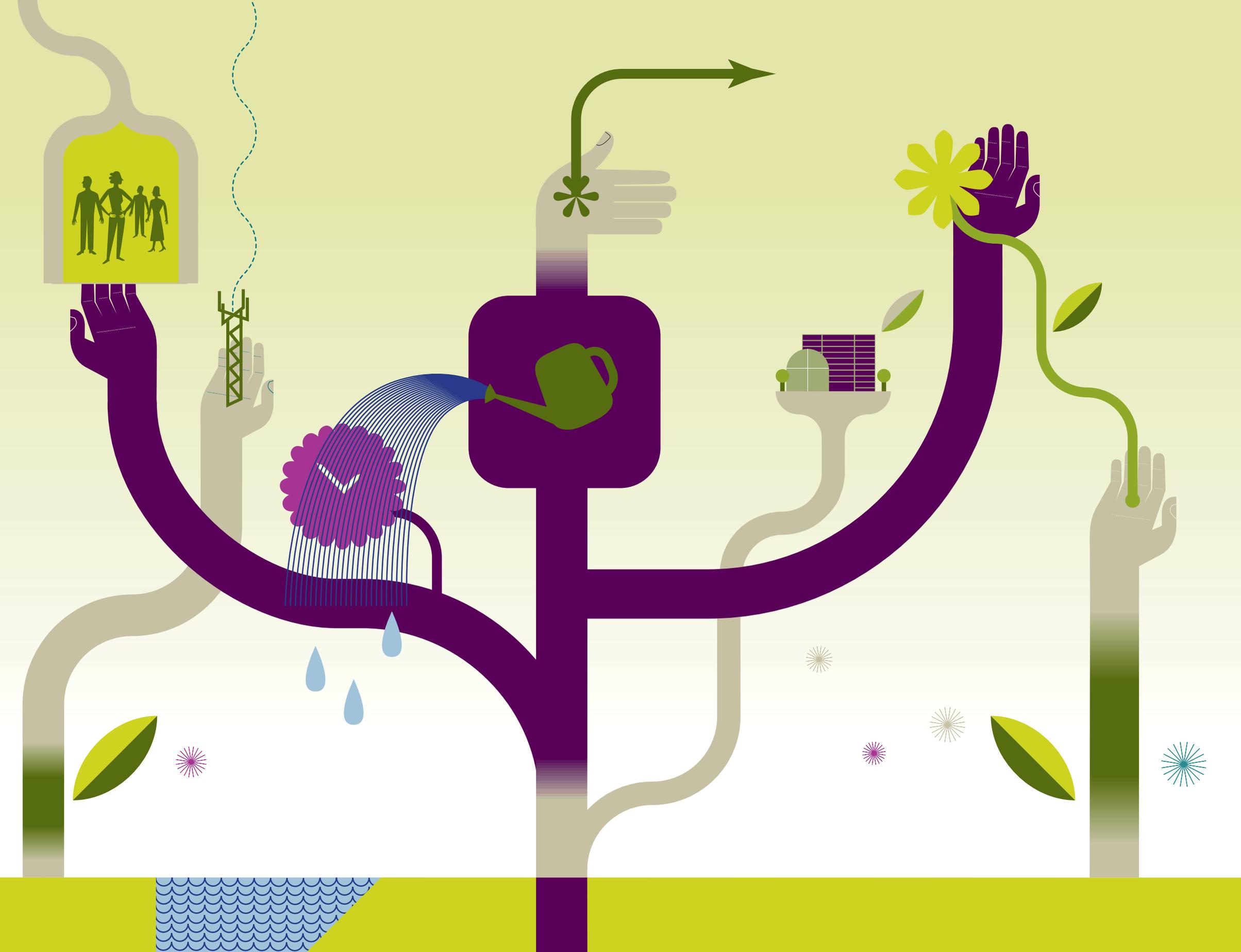
Kingsway is supported by a **partnership** of agencies all of whom are working together to help qualifying businesses to take advantage of the full range of Government initiatives in order to make Kingsway a world-leading business park.

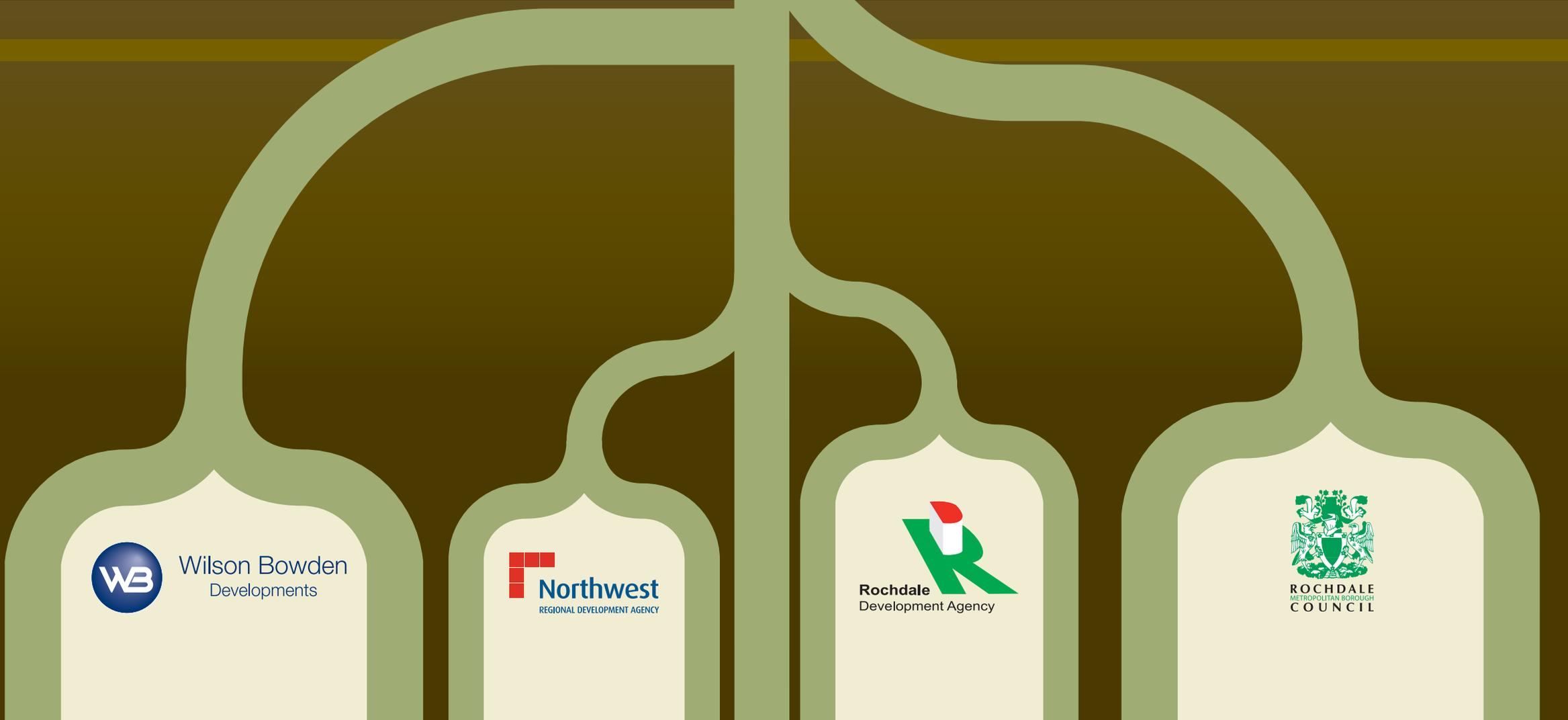
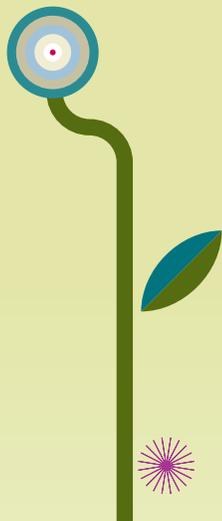
For more information on support available to companies moving to Kingsway, visit www.kingswayuk.com

Kingsway

A New Landscape for Business







Wilson Bowden
Developments



Northwest
REGIONAL DEVELOPMENT AGENCY



Rochdale
Development Agency



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

a Great Partnership

The Northwest Regional Development Agency (NWDA), Wilson Bowden Developments, Rochdale Metropolitan Borough Council and Rochdale Development Agency have joined together to develop Kingsway Business Park.

The Kingsway Partnership was formalised in 2002, with the signing of the development agreements between the Northwest Regional Development Agency (NWDA) and Wilson Bowden Developments Ltd.

This major partnership also includes Rochdale Development Agency and Rochdale Metropolitan Borough Council, who selected Wilson Bowden Developments in 1998.

With a turnover of £187 million Wilson Bowden Development's is exceptionally robust and has an outstanding record in delivering high quality industrial and office buildings in the very best locations. It is also acknowledged as being a leader in the successful remediation and development of pre-used sites. The company has an in-house construction operation which undertakes the majority of WBD's building activities.

This allows greater attention to customer requirements as well as providing additional flexibility.

WBD operates from 5 offices throughout the UK and develops a wide range of property including, offices, industrial and distribution, in and out of town retail and leisure. It has achieved a long and successful track record of delivering buildings of exceptional quality, both speculatively and in partnership with occupiers, and enjoys an enviable reputation for its high standard of professional service at all times.

The Kingsway Partnership has appointed Erinaceous and Jones Lang LaSalle as joint agents with all parties working together and committed to creating 'A New Landscape for Business'.

Andy Baker

The illustrations featured in this brochure were commissioned from leading British illustrator Andy Baker.

A graduate of the illustration course at The Royal College of Art in the late 80's his first commission was for Vogue. Andy has worked as an illustrator on a wide variety of editorial and commercial design projects. In 2003 he won the prestigious Gold Award for editorial illustration from The Association of Illustrators (AOI) and his illustrations have featured regularly in Images, the annual AOI publication, in Design Week and in D&AD annuals.

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Contacts

The Kingsway Partnership Team

A dedicated team has been established to respond to enquiries for Kingsway. General enquiries can be directed to any member of the team:

Robert Grafton, Development Director;
Wilson Bowden Developments
Tel: 0113 246 7778
Email: rgrafton@wbdevelopments.co.uk

Jane Dobie, Development Manager;
Wilson Bowden Developments
Tel: 0161 233 1360
Email: jdobie@wbdevelopments.co.uk

Rob Green, Operations Director;
Kingsway Partnership
Tel: 01706 868 999
Mobile: 07810 528 457
Email: rob.green@nwda.co.uk

John Goss, Development Manager;
Kingsway Partnership
Tel: 01706 868 999
Email: j.goss@investinrochdale.co.uk

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Agents – for specific property enquiries

P3 Property Consultants
Tel: 0161 834 0707
Fax: 0161 638 9201
Email: peter@p3propertyconsultants.co.uk



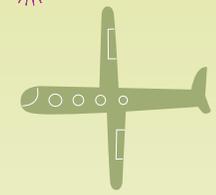
Jones Lang LaSalle
Tel: 0161 828 6440
Fax: 0161 828 6490
Email: kingswayteam@eu.jll.com



For more information: www.kingswayuk.com

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Kingsway

A New Landscape for Business



Project Part-Financed
by the European Union

European Regional
Development Fund



Wilson Bowden
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