

IMPERIAL

KINGSWAY BUSINESS PARK, JOHN MILNE AVENUE, ROCHDALE OL16 4NZ

IMPERIAL 47

IMPERIAL 76

IMPERIAL 165

Ready for
occupation

TO LET 3 NEW BUILD HIGH BAY INDUSTRIAL / DISTRIBUTION UNITS
47,358 SQ FT TO 165,696 SQ FT

IMPERIAL 47

IMPERIAL 76

IMPERIAL 165



READY FOR OCCUPATION

DESCRIPTION

IMPERIAL comprises 3 new build high-bay warehouse / industrial units measuring 47,358 sq ft, 76,418 sq ft and 165,696 sq ft. The scheme is located on Kingsway Business Park, an established premier industrial park in the North West of England, home to over 16 national and international businesses.

The units have been designed to a high specification (Grade A) and are ready for immediate occupation.

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KINGSWAY OCCUPIERS

Kingsway Business Park is occupied by a diverse range of national and international companies including: manufacturing, distribution, energy and bioscience.

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A6193 / SIR ISAAC NEWTON WAY

JOHN MILNE AVENUE



MASTERPLAN

IMPERIAL

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ACCOMMODATION

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	sq ft	sq m
WAREHOUSE	151,175	14,044
1ST FLOOR OFFICES	7,261	675
2ND FLOOR OFFICES	7,260	675
TOTAL FLOOR AREA	165,696	15,393

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	sq ft	sq m
WAREHOUSE	69,721	6,477
1ST FLOOR OFFICES	6,697	622
TOTAL FLOOR AREA	76,418	7,099

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	sq ft	sq m
WAREHOUSE	42,931	3,938
1ST FLOOR OFFICES	4,427	411
TOTAL FLOOR AREA	47,358	4,396

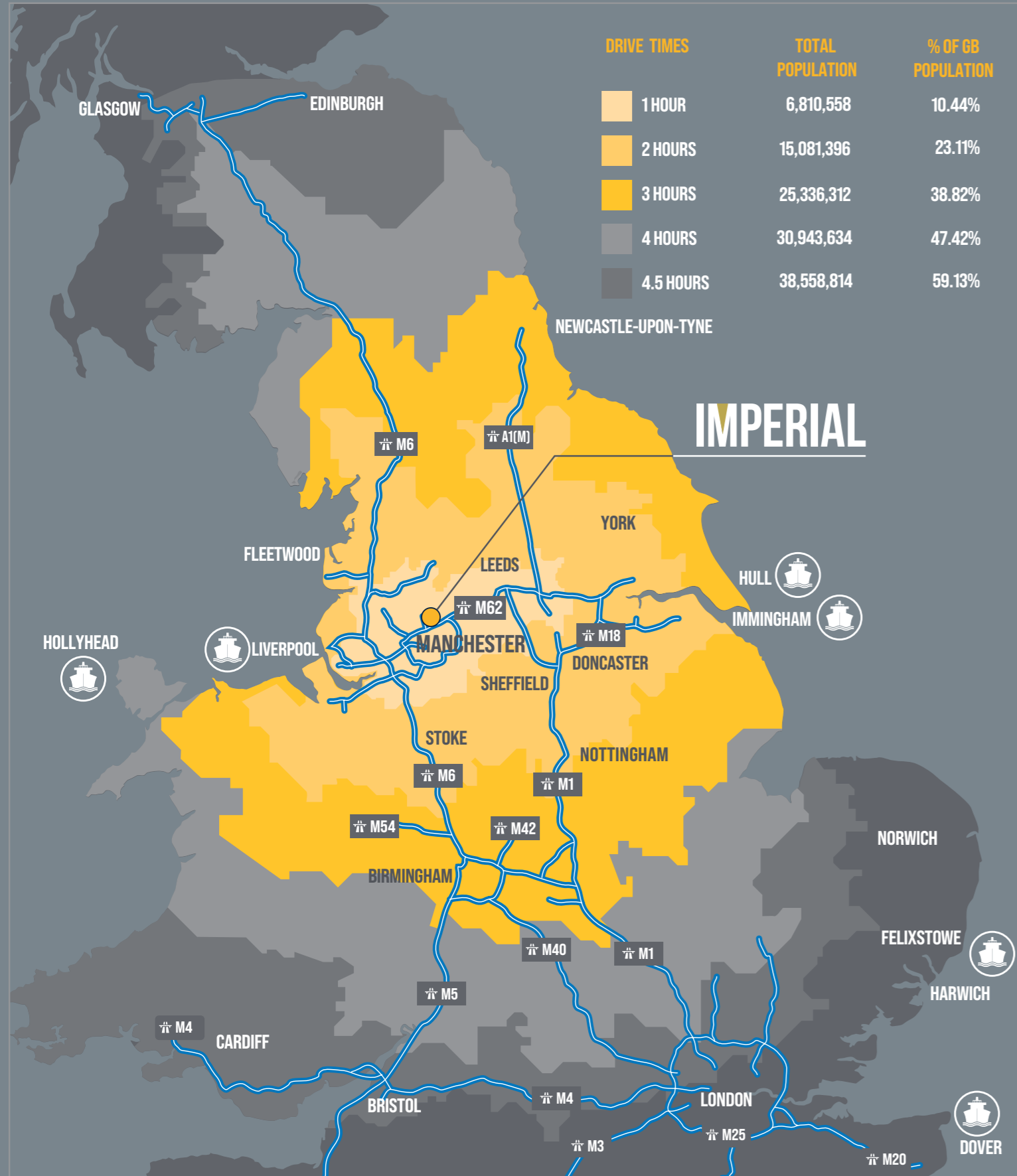
SPECIFICATION

- 10-12.5m EAVES HEIGHT
- 50 KN/M² FLOOR LOADING
- DOCK LOADING DOORS
- LEVEL ACCESS LOADING DOORS
- 3-PHASE POWER SUPPLY
- PV ROOF PANELS
- 45-50m YARD DEPTHS
- FENCED SERVICE YARDS
- DEDICATED CAR PARKING
- EV CHARGE POINTS
- CYCLE SPACES
- MOTORCYCLE SPACES

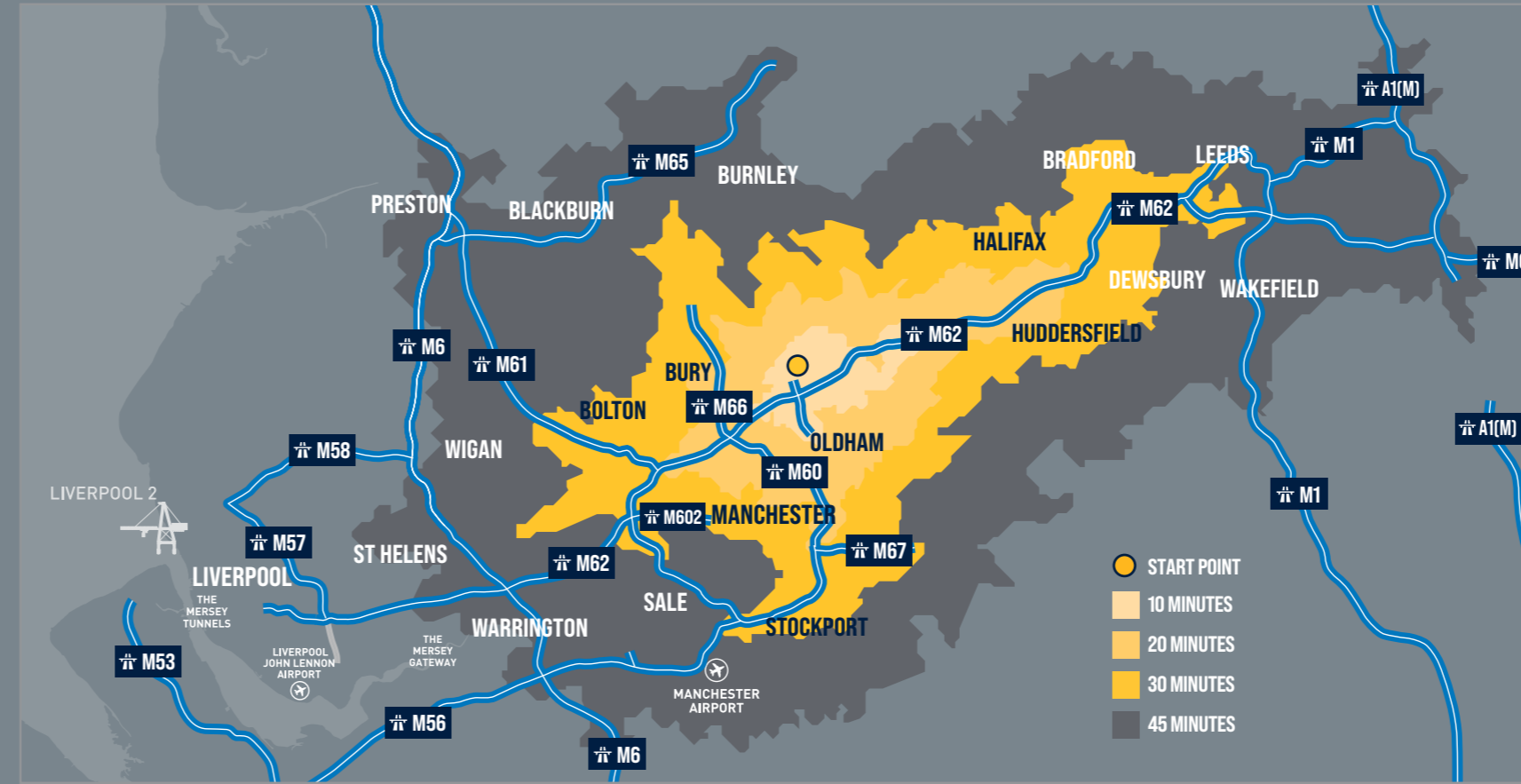


DEMOGRAPHICS

HGV DRIVE TIMES



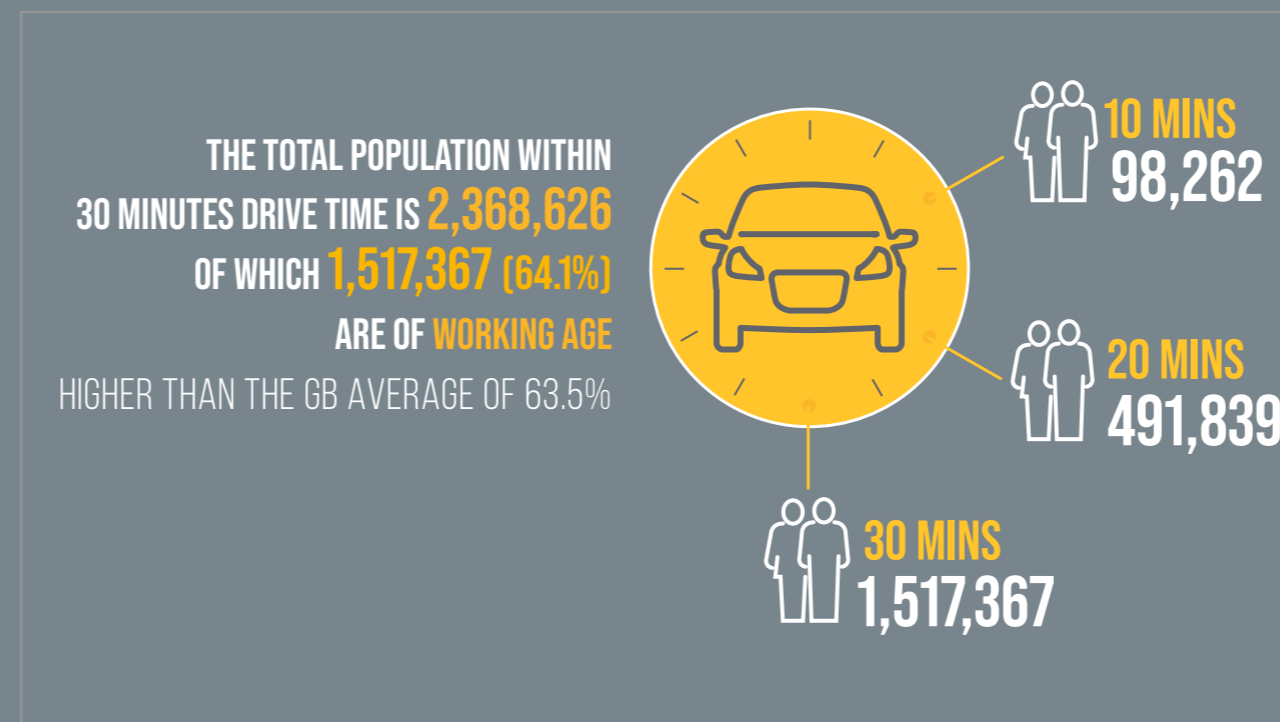
DRIVE TIMES BY CAR



UNEMPLOYMENT % (NOMIS)



TOTAL POPULATION WITHIN 30 MINUTES



AVERAGE SALARIES FOR WAREHOUSE RELATED ROLES



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TERMS

The units are available on new full repairing and insuring leases.
Quoting rents on application with the agents.

FOR FURTHER INFORMATION

Please contact the joint agents

A development by



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Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991.

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