

Ready for

occupation

IMPERIAL47 | IMPERIAL76 | IMPERIAL165

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



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.















Danish Crown

nobilia



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THALES

TRADE MOULDINGS



KINGSWAY OCCUPIERS

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

KINGSWAY BUSINESS PARK, JOHN MILNE AVENUE, ROCHDALE OL 16 4NZ





N.J.J.













SPECIFICATION



EAVES HEIGHT

LEVEL ACCESS Loading doors

45-50m

YARD DEPTHS

P

EV CHARGE Points



3-PHASE Power Supply

FENCED SERVICE YARDS

(FO

CYCLE Spaces DOCK LOADING DOORS



PV ROOF Panels



DEDICATED Car Parking



MOTORCYCLE Spaces



ACCOMMODATION IMPERIAL165

	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

IMPERIAL76

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

IMPERIAL47

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

IMPERIAL

144 MINS

240 MINS

240 MINS

243 MINS



MANCHESTER	22 MILES	30 MINS	BIRMINGHAM	104 MILES
LEEDS	32 MILES	39 MINS	LONDON	226 MILES
HULL	87 MILES	97 MINS	SOUTHAMPTON	243 MILES
LIVERPOOL	45 MILES	60 MINS	FELIXSTOWE	243 MILES





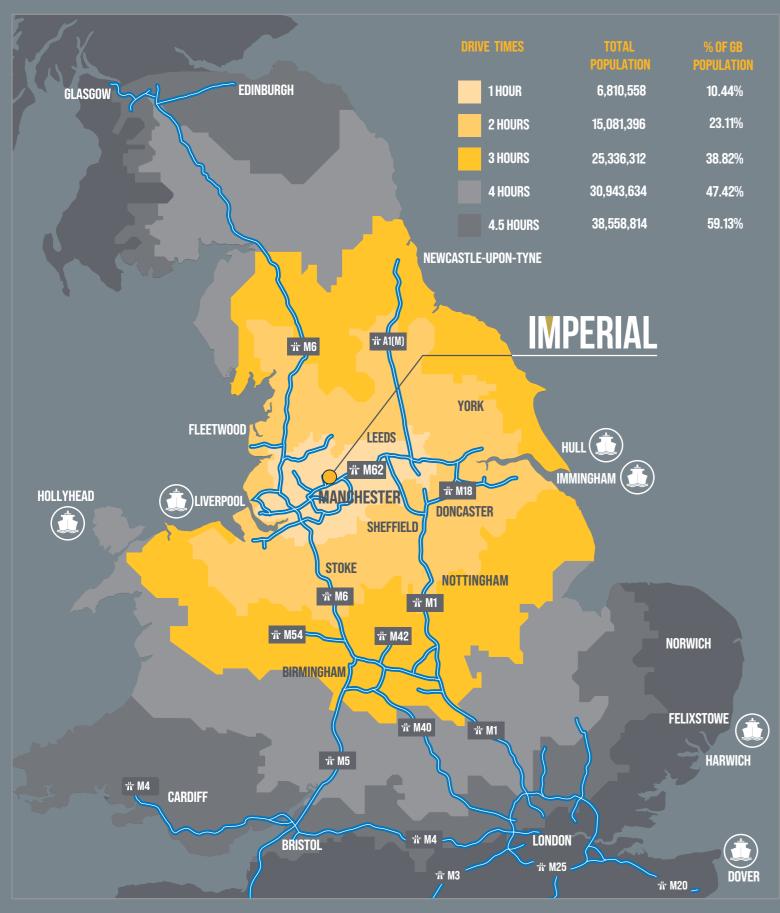
LOCATION

Strategically placed between Manchester and Leeds, at Junction 21 M62, Kingsway Business Park is perfectly placed for manufacturing, logistics, and other commercial operations.

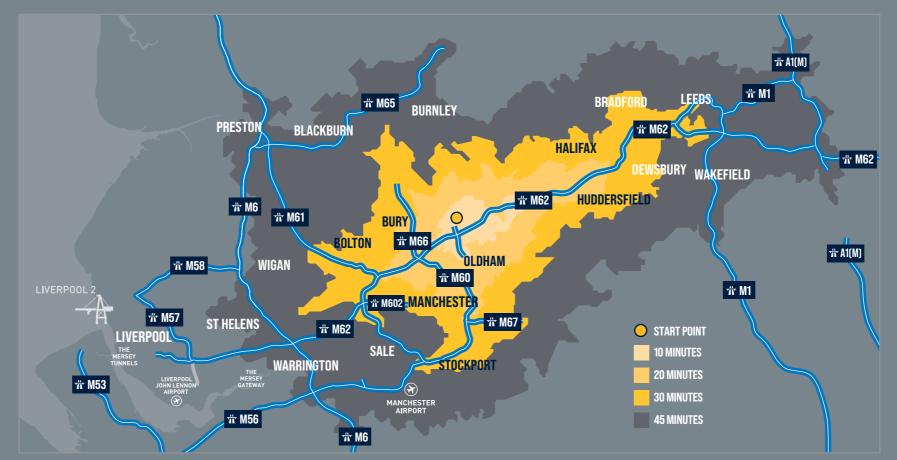
With direct access to the M62 and the M60, M6, M61 M56 and M1 motorways all are within easy reach, Kingsway provides unrivalled access to the rest of the UK. Manchester city centre is just over half an hour's drive away. Leeds can be reached in less than 40 minutes and journeys to Liverpool typically take approximately one hour. Regular Metrolink tram services to Rochdale, Manchester and further afield run from Kingsway's dedicated Metrolink stop.

DEMOGRAPHICS

HGV DRIVE TIMES



DRIVE TIMES BY CAR



TOTAL POPULATION WITHIN 30 MINUTES

THE TOTAL POPULATION WITHIN 30 MINUTES DRIVE TIME IS 2 OF WHICH ARE OF HIGHER THAN THE GB AVERAGE OF 63.5%



UNEMPLOYMENT % (NOMIS)



FOR RECRUITMENT

1,517,367

(^{0,0}, 10 MINS 11 98,262

(^{CC)} 20 MINS 111 491,839

AVERAGE SALARIES FOR WAREHOUSE RELATED ROLES



AVERAGE SALARIES FOR WAREHOUSE RELATED ROLES 2021 COMPARING ROCHDALE WITH NEIGHBOURING LOGISTICS HOTSPOTS



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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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