

URBANPARK

KINGSWAY BUSINESS PARK • ROCHDALE • OL16 4GR

ON SITE NOW



TO LET

21,605 - 39,836 SQ FT (2,007 - 3,701 SQ M)

4 Detached Industrial / Warehouse Units
Available Q3 2022

- 24/7 unrestricted access
- 8m eaves height
- Targeting BREEAM 'Very Good' Rating
- Large Labour Pool

A DEVELOPMENT BY:



URBAN LOGISTICS
REIT PLC



Wilson Bowden
Developments

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Urban Park will provide four new high quality industrial / warehouse units located on the established Kingsway Business Park.

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, and the M60, M6, M61 and M1 motorways all 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 is reached in less than 40 minutes and journeys to Liverpool take just over 1 hour.

Regular tram services to Rochdale, Manchester and further afield run from Kingsway's dedicated Metrolink stop.

DESTINATION	MILES	TIME
M62, Junction 21	1	2 mins
Rochdale	1.5	5 mins
Manchester Airport	27	35 mins
Manchester	15	35 mins
Liverpool	44	1 hr 5 mins

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URBANPARK

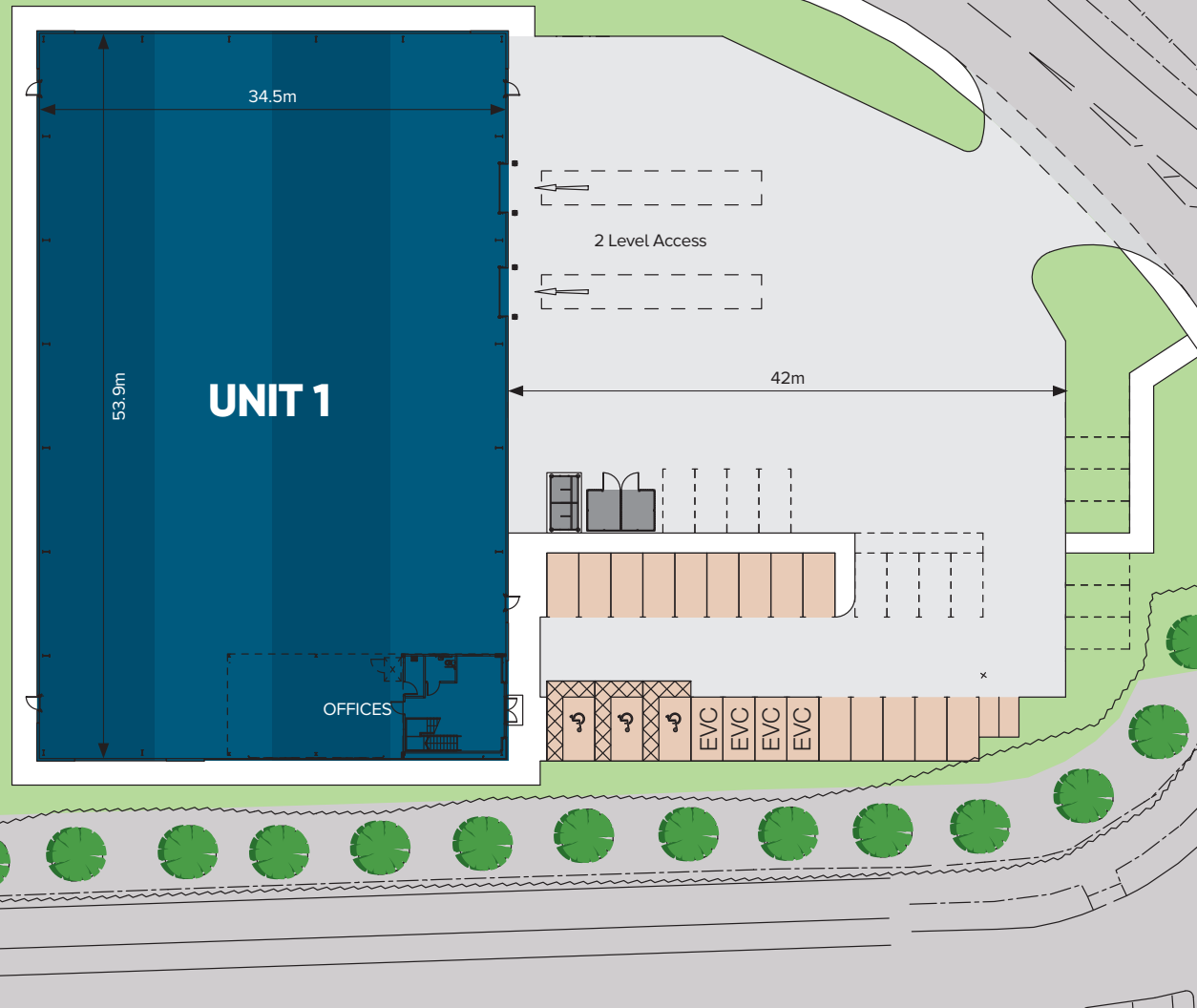
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	SQ.FT	SQ.M
UNIT 1	21,605	2,007
UNIT 2	31,586	2,934
UNIT 3	25,722	2,390
UNIT 4	39,836	3,701

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ACCOMMODATION

	SQ.FT	SQ.M
Unit 1 Ground Floor	20,031	1,860.9
Unit 1 First Floor	1,575	146.3
Total Gross Internal Area	21,605	2,007

SPECIFICATION



Clear height
of 8m



35 kn/m²
floor loading



175 kVA
power supply



2 level
access doors



10% translucent
light panels



Security
lighting



21 car parking
spaces



Cycle and
motorbike parking



4 EV Charging
Points

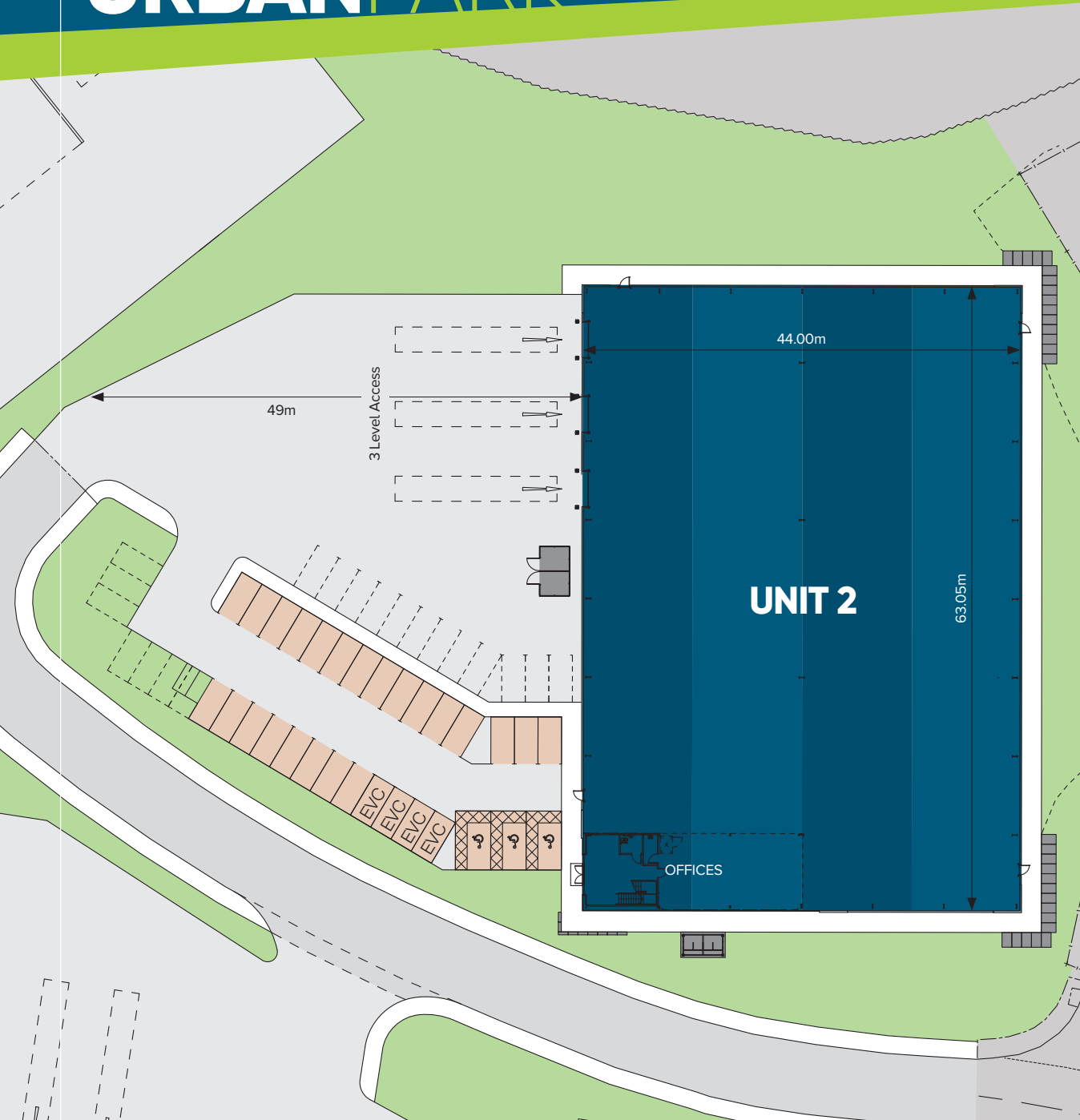


High quality office
specification



Welfare
facilities

Environmental: Targeting EPC A and BREEAM 'Very Good'



ACCOMMODATION

	SQ.FT	SQ.M
Unit 2 Ground Floor	29,894	2,777.2
Unit 2 First Floor	1,692	157.2
Total Gross Internal Area	31,586	2,934

SPECIFICATION



Clear height
of 8m



35 kn/m²
floor loading



210 kVA
power supply



3 level
access doors



10% translucent
light panels



Security
lighting



30 car parking
spaces



Cycle and
motorbike parking



4 EV Charging
Points



High quality office
specification



Welfare
facilities

Environmental: Targeting EPC A and BREEAM 'Very Good'

URBANPARK

KINGSWAY BUSINESS PARK
ROCHDALE • OL16 4GR

ACCOMMODATION

	SQ.FT	SQ.M
Unit 3 Ground Floor	24,031	2,232.2
Unit 3 First Floor	1,691	157.1
Total Gross Internal Area	25,722	2,390

SPECIFICATION



Clear height
of 8m



35 kn/m²
floor loading



210 kVA
power supply



3 level
access doors



10% translucent
light panels



Security
lighting



24 car parking
spaces



Cycle and
motorbike parking



4 EV Charging
Points

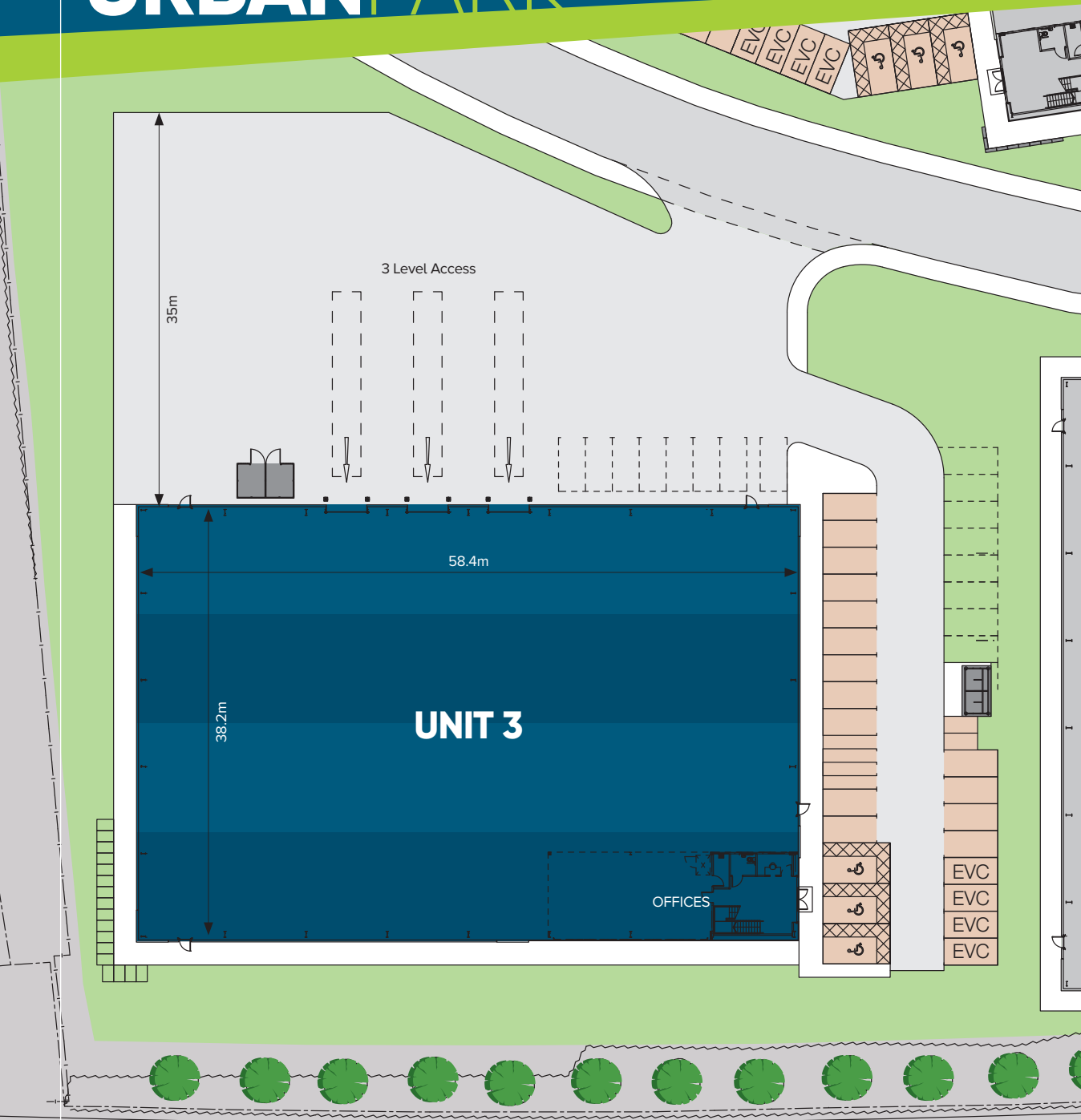


High quality office
specification



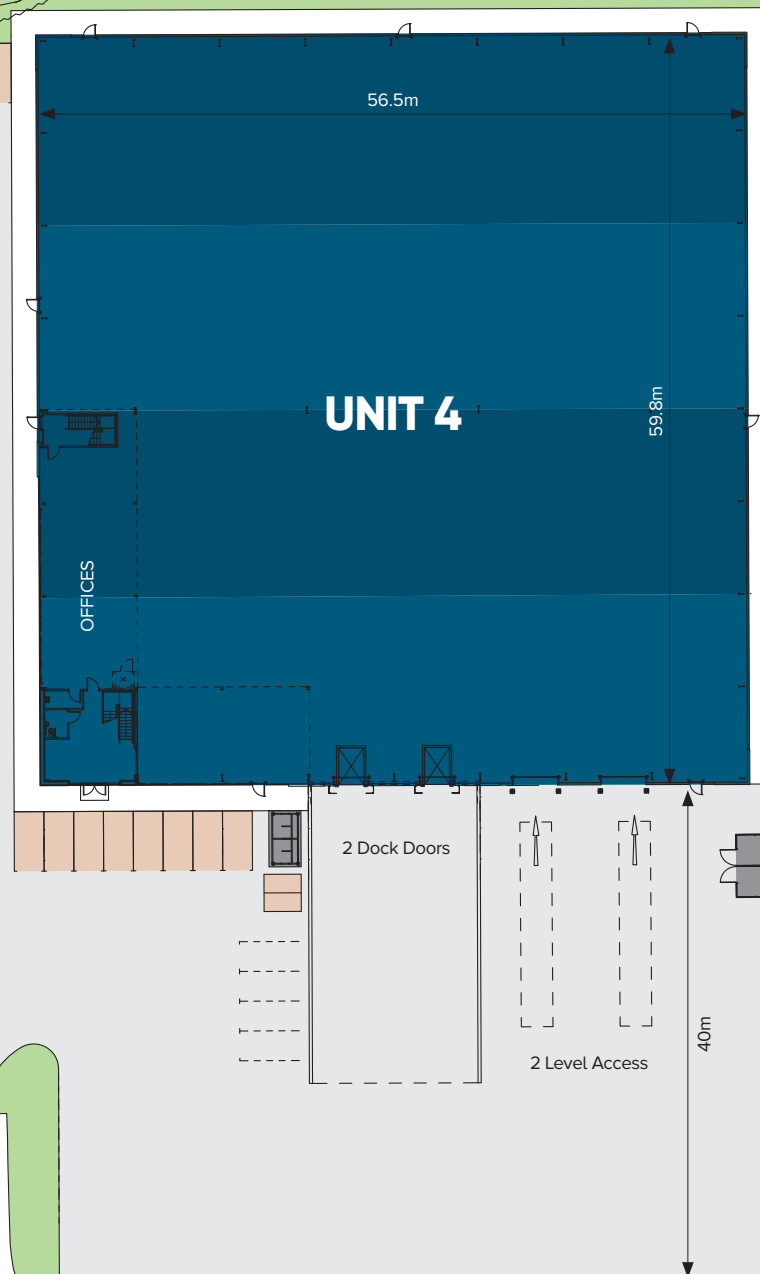
Welfare
facilities

Environmental: Targeting EPC A and BREEAM 'Very Good'



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ACCOMMODATION

	SQ.FT	SQ.M
Unit 4 Ground Floor	36,423	3,383.8
Unit 4 First Floor	3,413	317.1
Total Gross Internal Area	39,836	3,701

SPECIFICATION



Clear height
of 8m



35 kn/m²
floor loading



280 kVA
power supply



2 dock level
access doors



2 level
access doors



10% translucent
light panels



37 car parking
spaces



Cycle and
motorbike parking



4 EV Charging
Points



Security
lighting



High quality office
specification

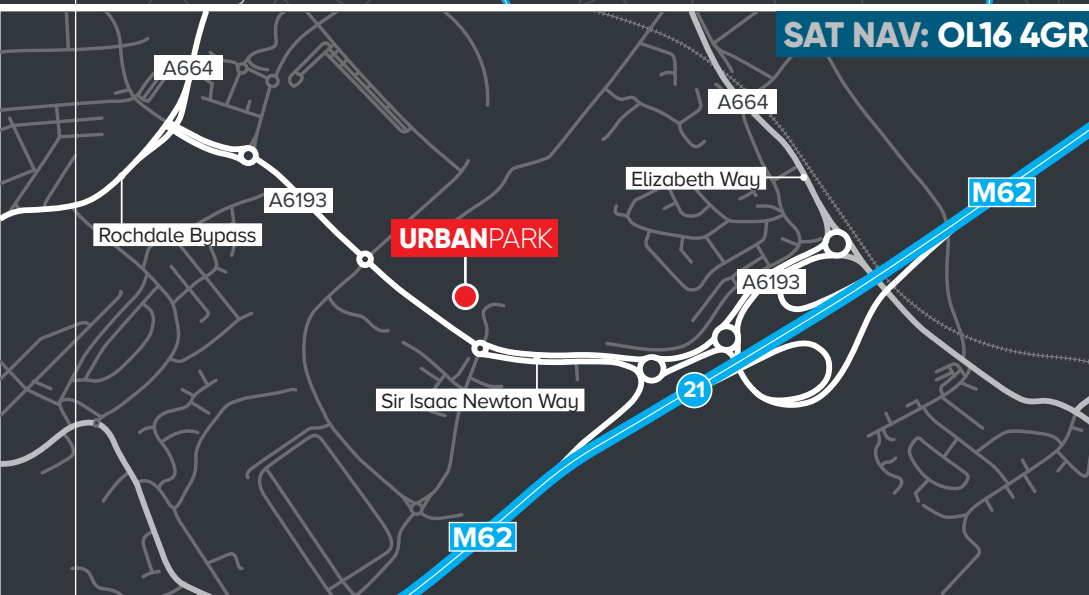


Welfare
facilities

Environmental: Targeting EPC A and BREEAM 'Very Good'

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RATES

Guide figures are available upon request.

PLANNING

The property has planning consent for B1/B2/ B8 purposes, i.e Light industrial, general industrial and warehousing uses.

SERVICE CHARGE

A nominal service charge applies for the common areas within the Estate. Details upon request.

EPC/BREEAM

Projected EPC A rating on completion.
BREEAM Very Good.

TERMS

Contact the agents for Rental and Lease Terms.

M1, CBRE and Gerald Eve for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. November 2021. carve-design.co.uk 15228/7

VIEWING.

For further information or to arrange a viewing contact the joint sole agents:



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