

IMPERIAL

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

IMPERIAL47

IMPERIAL75

IMPERIAL164



TO LET 3 NEW BUILD HIGH BAY INDUSTRIAL / DISTRIBUTION UNITS
47,025 SQ FT TO 164,305 SQ FT

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AVAILABLE FOR OCCUPATION IN Q3 2023

DESCRIPTION

IMPERIAL comprises 3 new build high-bay warehouse / industrial units measuring 47,025 sq ft, 75,000 sq ft and 164,305 sq ft. The scheme is located on Kingway 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 will be available for occupation in Q3 2023.

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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.



MASTERPLAN

ACCOMMODATION

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	SQ FT	SQ M
WAREHOUSE	150,965	14,025
1ST FLOOR OFFICES	6,670	666
2ND FLOOR OFFICES	6,670	666
TOTAL FLOOR AREA	164,305	15,357

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	SQ FT	SQ M
WAREHOUSE	69,000	6,410
1ST FLOOR OFFICES	6,000	558
TOTAL FLOOR AREA	75,000	6,968

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	SQ FT	SQ M
WAREHOUSE	42,825	3,978
1ST FLOOR OFFICES	4,200	390
TOTAL FLOOR AREA	47,025	4,368

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SPECIFICATION

10-12.5m

EAVES HEIGHT

50

KN/M² FLOOR LOADING

DOCK LOADING DOORS

LEVEL ACCESS LOADING DOORS

3-PHASE POWER SUPPLY

25% PV ROOF PANELS

45 -50m

YARD DEPTHS

FENCED SERVICE YARDS

DEDICATED CAR PARKING

EV CHARGE POINTS

CYCLE SPACES

MOTORCYCLE SPACES



INDICATIVE IMAGE ONLY

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DRIVE TIMES

MANCHESTER	22 MILES	30 MINS	BIRMINGHAM	104 MILES	144 MINS
LEEDS	32 MILES	39 MINS	LONDON	226 MILES	240 MINS
HULL	87 MILES	97 MINS	SOUTHAMPTON	243 MILES	240 MINS
LIVERPOOL	45 MILES	60 MINS	FELIXSTOWE	243 MILES	243 MINS

SOURCE AA

LOCATION

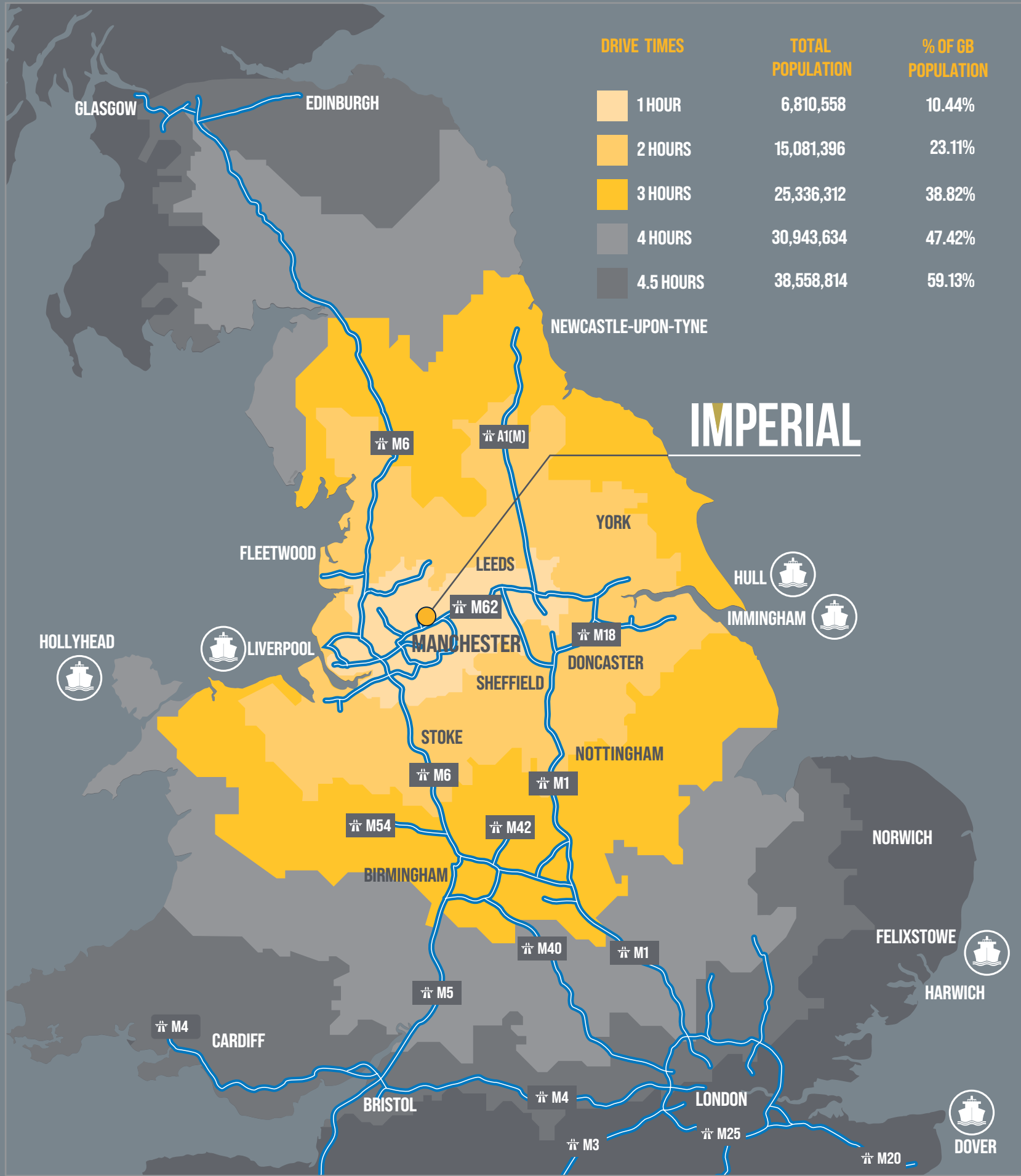
Strategically placed between Manchester and Leeds, at Junction 21 M62, Kingsway Business Park is perfectly placed for manufacturing, logistics, and other commercial operations.

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.

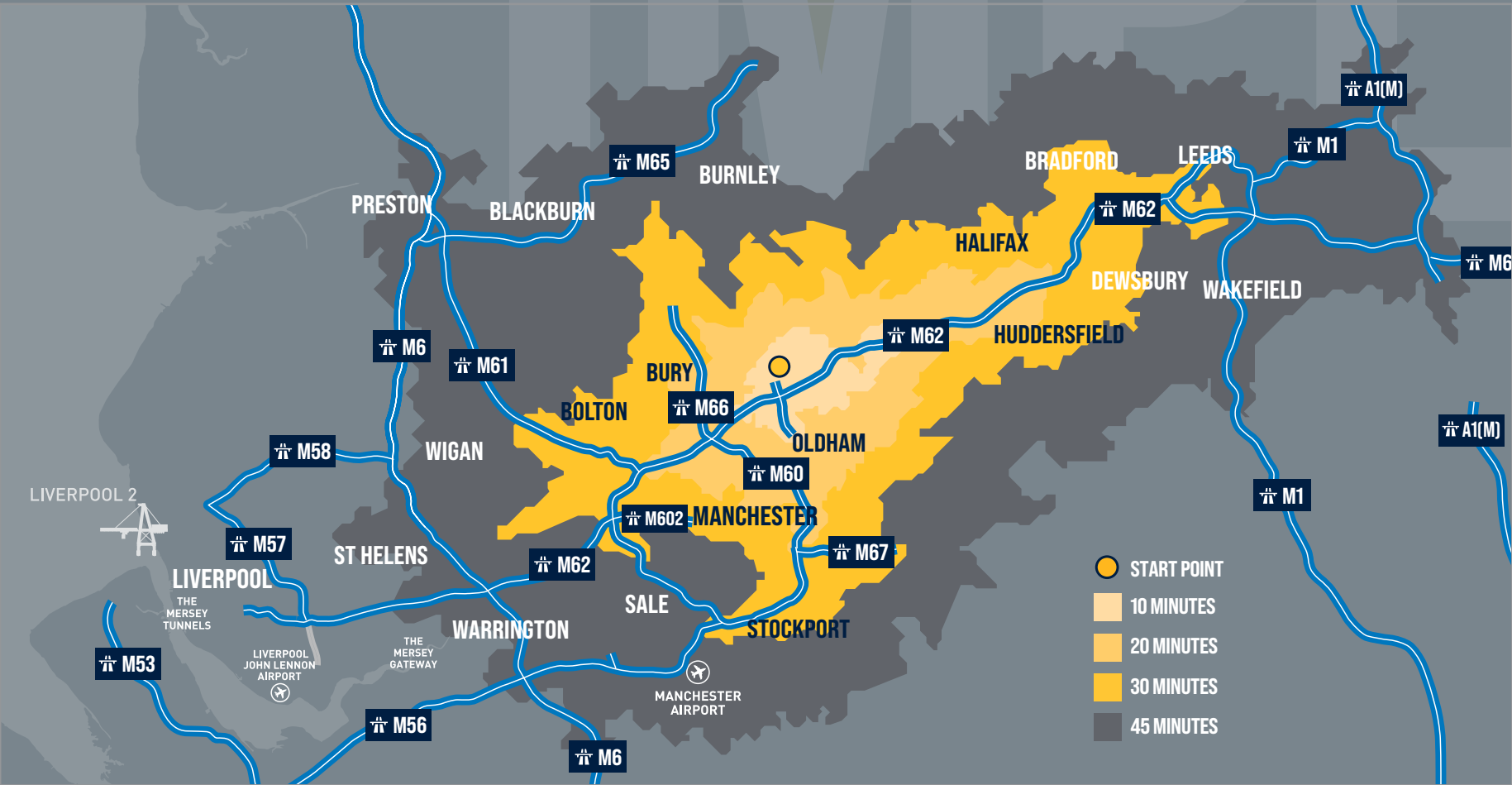
Regular Metrolink tram services to Rochdale, Manchester and further afield run from Kingsway's dedicated Metrolink stop.

DEMOGRAPHICS

HGV DRIVE TIMES



DRIVE TIMES BY CAR



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UNEMPLOYMENT % (NOMIS)



% UNEMPLOYED	
ROCHDALE	6.5
NORTH WEST	4.9
UK	5.0

ROCHDALE HAS THE HIGHEST UNEMPLOYMENT % OF COMPARATIVE LOGISTICS HOTSPOTS CREATING AN EXCELLENT OPPORTUNITY FOR RECRUITMENT

TOTAL POPULATION WITHIN 30 MINUTES

THE TOTAL POPULATION WITHIN 30 MINUTES DRIVE TIME IS **2,368,626** OF WHICH **1,517,367 (64.1%)** ARE OF **WORKING AGE** HIGHER THAN THE GB AVERAGE OF 63.5%



10 MINS	98,262
20 MINS	491,839
30 MINS	1,517,367

AVERAGE SALARIES FOR WAREHOUSE RELATED ROLES



WAREHOUSE OPERATIVE

ROCHDALE	£9.80	£9.84
NORTH WEST	£10.35	£11.31
UK	£10.21	£11.07



FORKLIFT OPERATOR

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

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