

CABOT | 87 116



2 GRADE A INDUSTRIAL/DISTRIBUTION UNITS
87,000 and 116,500 sq ft TO LET
UNDER CONSTRUCTION

J21 M62, Rochdale
Greater Manchester
OL16 4NW

Available
Q4 2024

Kingsway is one of the best located business parks in the UK

A direct link to the M62 puts Manchester within half an hour's drive, while the M60, M6, M61 and M1 motorways are all within easy reach. Kingsway's location at the heart of Greater Manchester, and close to the conurbations of Yorkshire and the Midlands, puts nearly seven million people within an hour's drive.

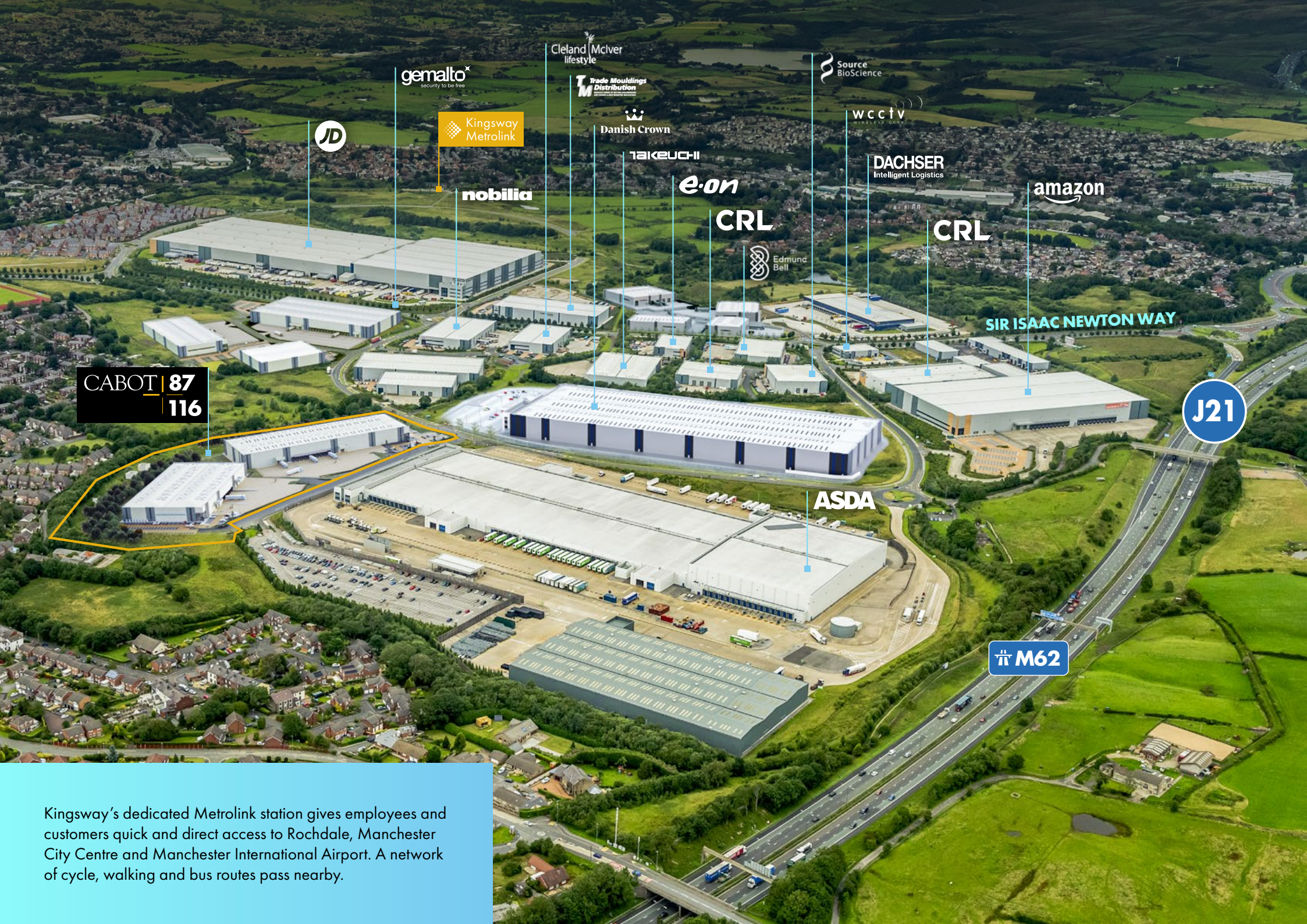
kingswaybusinesspark.com



M62

J21

CABOT 87
116



CABOT | 87 | 116



gemalto
security to be free



nobilia

Cleland McIver
lifestyle



Danish Crown

TAKEUCHI

e-on

CRL



Source
BioScience

wcciv
WIRELESS CITY

DACHSER
Intelligent Logistics

amazon

CRL

SIR ISAAC NEWTON WAY



ASDA



Kingsway's dedicated Metrolink station gives employees and customers quick and direct access to Rochdale, Manchester City Centre and Manchester International Airport. A network of cycle, walking and bus routes pass nearby.

A skilled labour pool

Businesses at Kingsway have access to over 1.6 million people of working age who live within a 30 minute commute*. Approximately 20 universities within a one hour drive, with over 400,000 students with just over 11% studying STEM or computer science subjects.**



Cabot86

25%

Companies make operational savings of up to 25% in comparison to other key locations in the North West and the UK.

40%

High quality industrial space is currently up to 40% cheaper than other UK location and less than half the price of London.

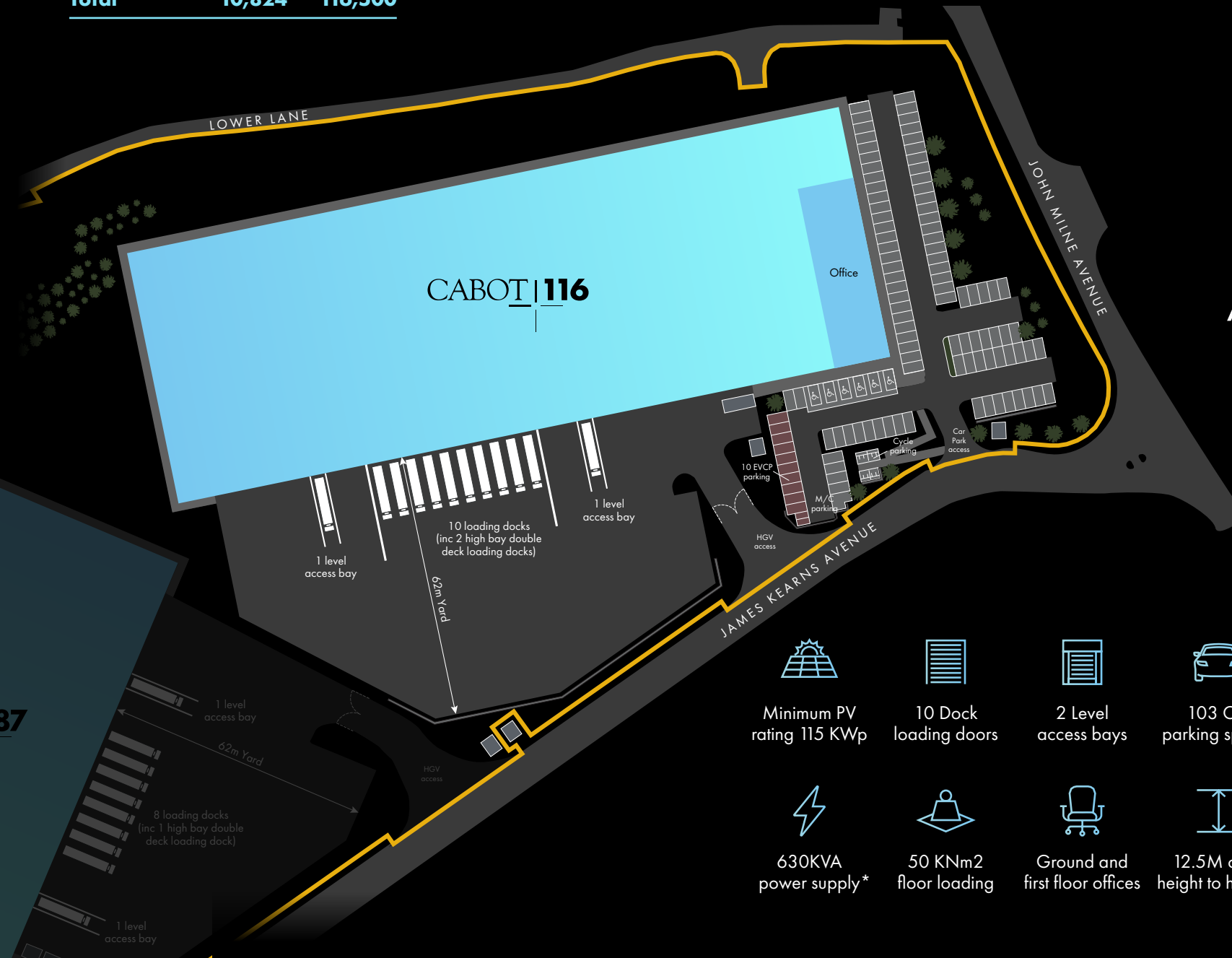
51%

51% of the local population are qualified to level 3 or above.

	sq m	sq ft
Ground floor	10,075	108,450
First floor offices	749	8,050
Total	10,824	116,500

CABOT | 116

**116,500 sq ft
TO LET**
Available Q4 2024



Specification













- Minimum PV rating 115 KWp
- 10 Dock loading doors
- 2 Level access bays
- 103 Car parking spaces
- 10 EV parking spaces
- Gated and secure site
- 630KVA power supply*
- 50 KNm2 floor loading
- Ground and first floor offices
- 12.5M clear height to haunch
- EPC rating A
- BREEAM target 'Very Good'

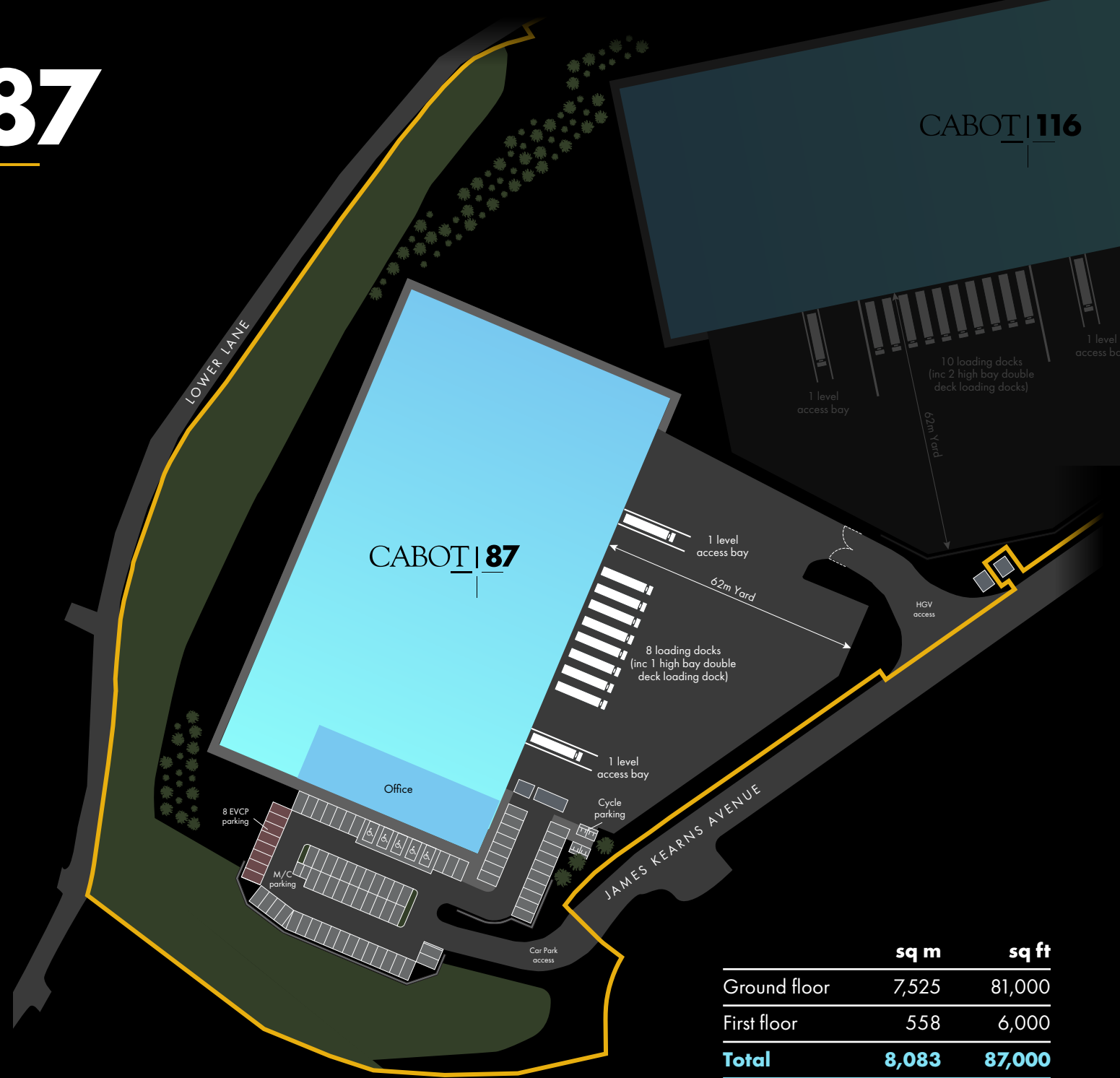
*More power available subject to agreement.

CABOT | 87

87,000 sq ft
TO LET
 Available Q4 2024

Specification

- 
8 dock loading doors
- 
2 Level access bays
- 
81 Car parking spaces
- 
50 KNm² floor loading
- 
Ground and first floor offices
- 
10M clear height to haunch
- 
8 EV parking spaces
- 
Gated and secure site
- 
EPC A rating
- 
BREEAM target 'Very Good'
- 
490 KVA power supply*
- 
Minimum PV rating 90 KWp



	sq m	sq ft
Ground floor	7,525	81,000
First floor	558	6,000
Total	8,083	87,000

* More power available subject to agreement.



Sustainability

The landlord is committed to ESG credentials, and the units are set to achieve a BREEAM rating of "Very Good" and EPC 'A' rating. There is EV charging provided and ducting throughout all of the car park. Photovoltaic Panels (PV) on each unit to the benefit of the occupier.

Key initiatives include:



8-10 EV parking spaces



PV to meet LZC feasibility study



100% ducting for EV parking



Offices pre-fitted with LED lighting



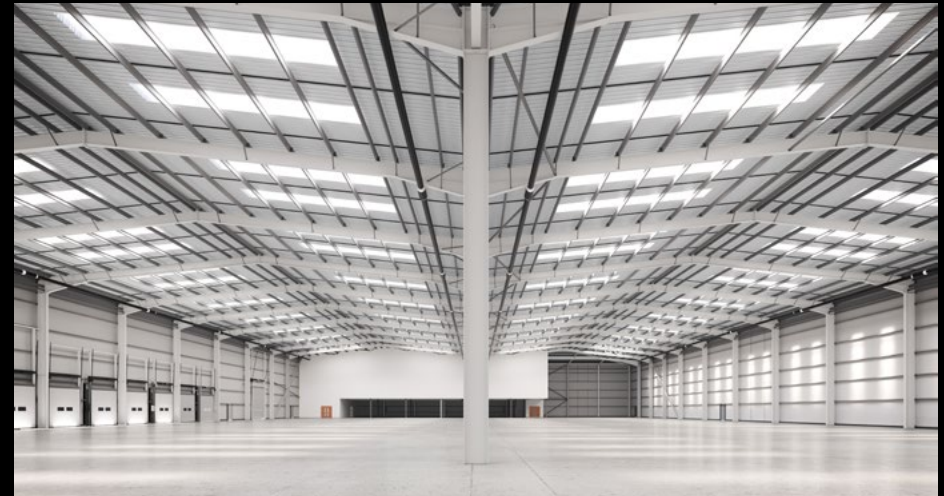
VRF heating and cooling to the offices



Modern cycle shelters for employees

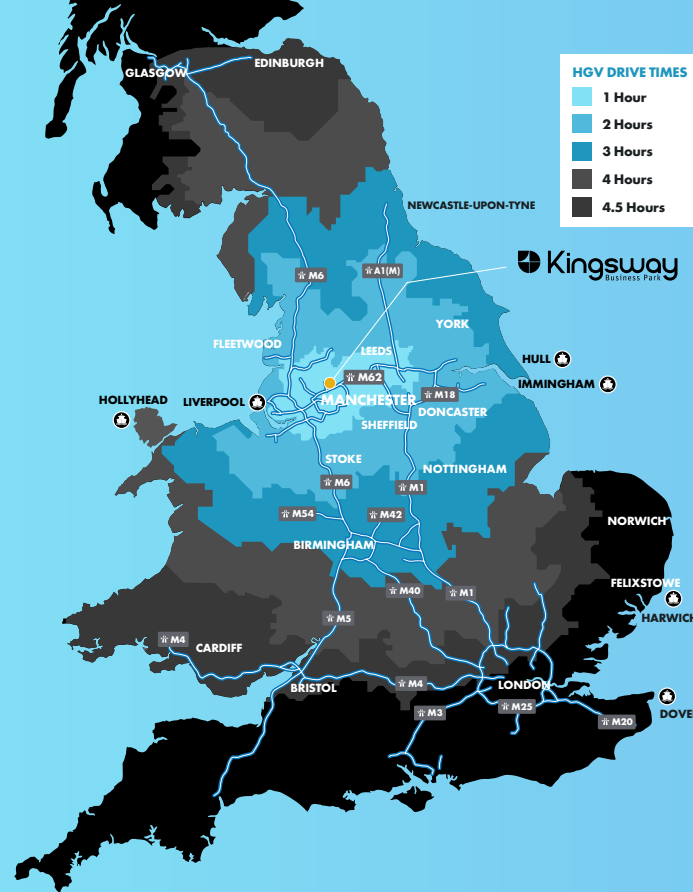
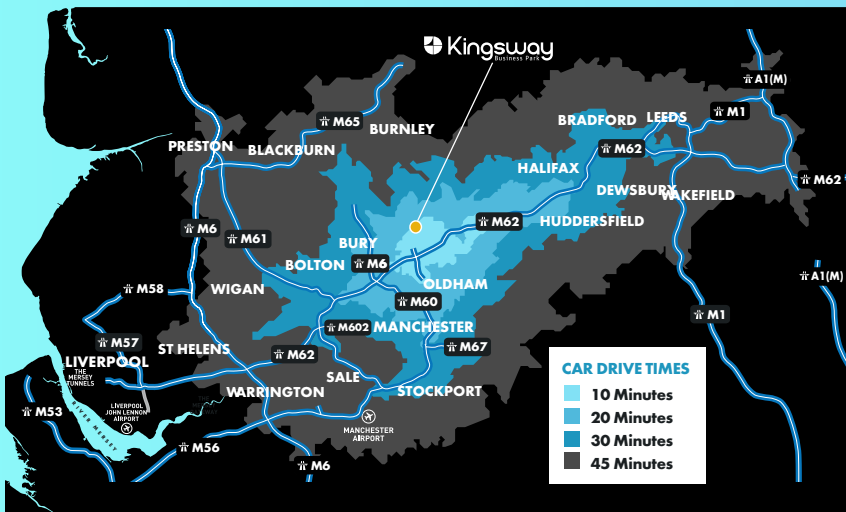


Proximity to Kingsway Metrolink Station
Providing multiple options for public transportation



Prime location

Kingsway is one of the best located business parks in the UK. A direct link to the M62 puts Manchester within half an hour's drive, while the M60, M6, M61 and M1 motorways are all within easy reach. Kingsway's location at the heart of Greater Manchester, and proximity to the conurbations of Yorkshire and the Midlands, puts nearly seven million people within an hour's drive.



Connectivity

Manchester is a few short miles away, Leeds just 40 minutes and Liverpool can typically be reached in around an hour. When you have that level of connectivity, you don't just open up the region, you open up the UK and the world.

Birmingham is 2.5 hours away, Glasgow 3.5 hours and London 4.5 hours. Kingsway is just an hour from the port of Liverpool and approximately two hours from the Humber-side ports. Your staff or goods can be at Manchester Airport, the largest in the UK outside London, in under an hour. Manchester Airport currently handles around 100,000 tonnes of import and export freight annually, and connects the North of England to 160 destinations around the world.

Drive times



Manchester City Centre

12 miles • 30 min



Warrington

28 miles • 39 min



Leeds

31 miles • 40 min



Preston

38 miles • 48 min



Liverpool

43 miles • 50 min



Sheffield

49 miles • 65 min

Further information

B8
REAL ESTATE

Will Kenyon

will@b8re.com
07802 869279

Steve Johnson

steve@b8re.com
07771 888363

A development funded by

CABOT

Ellabores dolupta simetus apicimet vidunt. Atemp esteni toriaero con esequo dis et fuga. Everum eium quas quas aut dolestis ut faccae voluptiam, odigent acipsam eaquibust, odis doluptae nobisit iamusci pition resequibeat mollabo. Ut que plit eate nos et magnis aut et evenim rerio consequodi doloreh enecte consectore noneceature vel essunt vitasperit, nis essumqui beribeatiure voluptatia net quias et ommosus voluptiore sundi sum la audis deriatium ime volo et landent aut labo. Ita volore cus eum reped quiam, sundi cum qui cullign ihitasp ellicab oratus nis aut quat eum eosandi onserum es aut ipis alitasp ienihil landit faccupis porion ne num volorem harcilique id eum hilla doluptur? Officabor arias ut milibus. Soluptat esequamus, quiae. Mos aperit autem solent ut as et moditiis andis magnate volor secae. Ut lantur reium qui in expliit onsequideles que vendipsunt et latem reius etur? Faccae si officiene nobiste vide volenis vereped min nos exeriat invenecto dolestet alitam qui siminvel inctur am cor acit omnisque eum aliquae aligenis sam, officil ligendae cuptis sima dolendae corempo reperibus. Del esciis magnihil milloru ptatum vid essequas quost quis veris as aut eos volor sinulla que porpore perupta tempos et praesed maios dis id mossectur si alit officiam inctiunto te rese sincia cum as aut asped moditio modis res di aut maximi, sant, que corporem que ipiene que saped ea volupta quam nos re veris aut eritatio. Ipsanihil enitia eosamustibus ut aut aceatio. 02/2024. Designed by Barques barques.co.uk