

# 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.



- amazon
- ASDA
- Source BioScience
- TAKEUCHI
- CNL
- THALES
- DACHSER Intelligent Logistics
- TRADE MOULDINGS
- e-on
- Wincanton
- nobilia
- Danish Crown

## 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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## SPECIFICATION

- 10-12.5m  
EAVES HEIGHT
- 50  
KN/M<sup>2</sup> 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



## ACCOMMODATION

### IMPERIAL165

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

### IMPERIAL76

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

### IMPERIAL47

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



## MASTERPLAN

# IMPERIAL

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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.

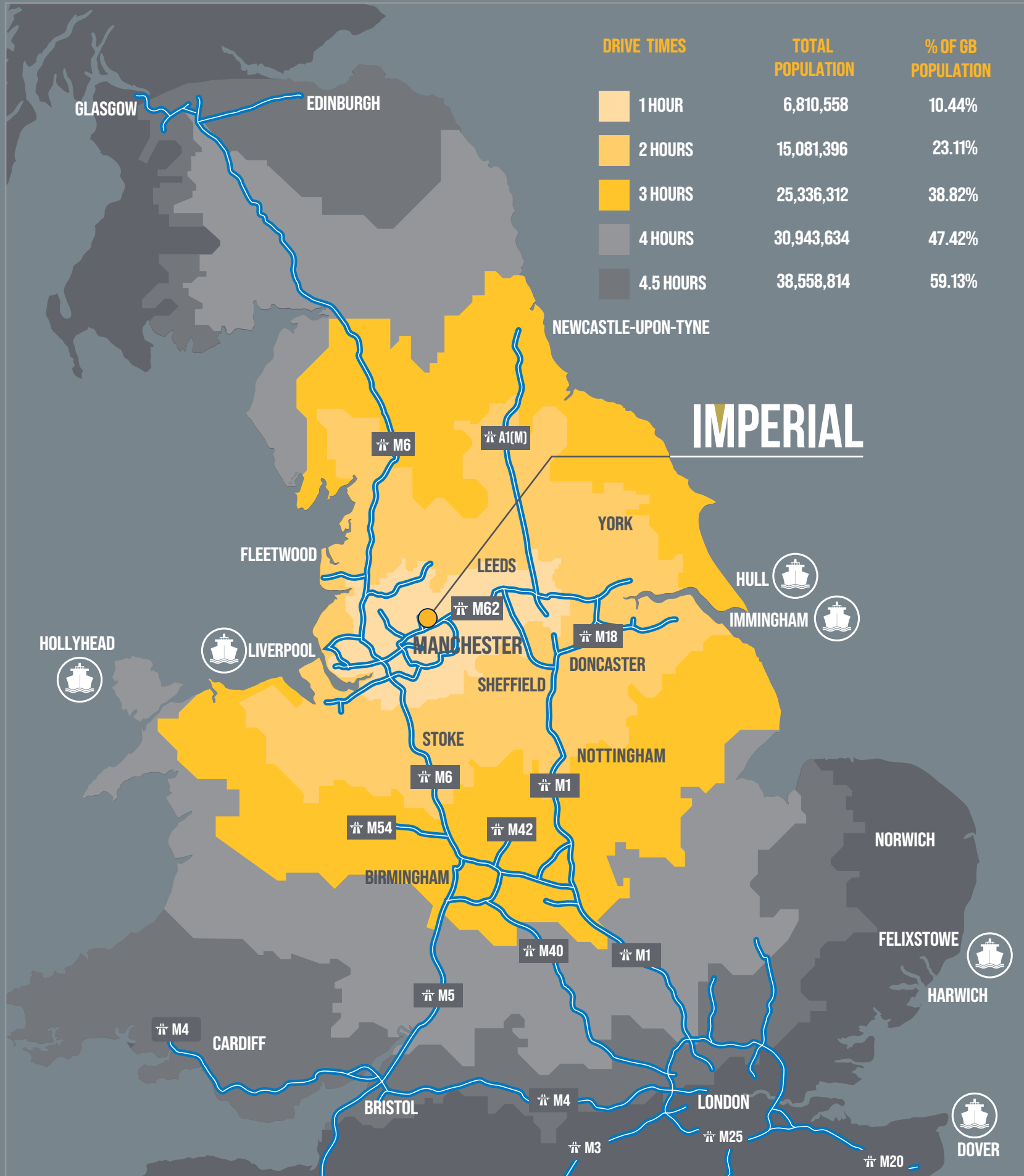
Regular Metrolink tram services to Rochdale, Manchester and further afield run from Kingsway's dedicated Metrolink stop.

SAT NAV **OL16 4NZ**

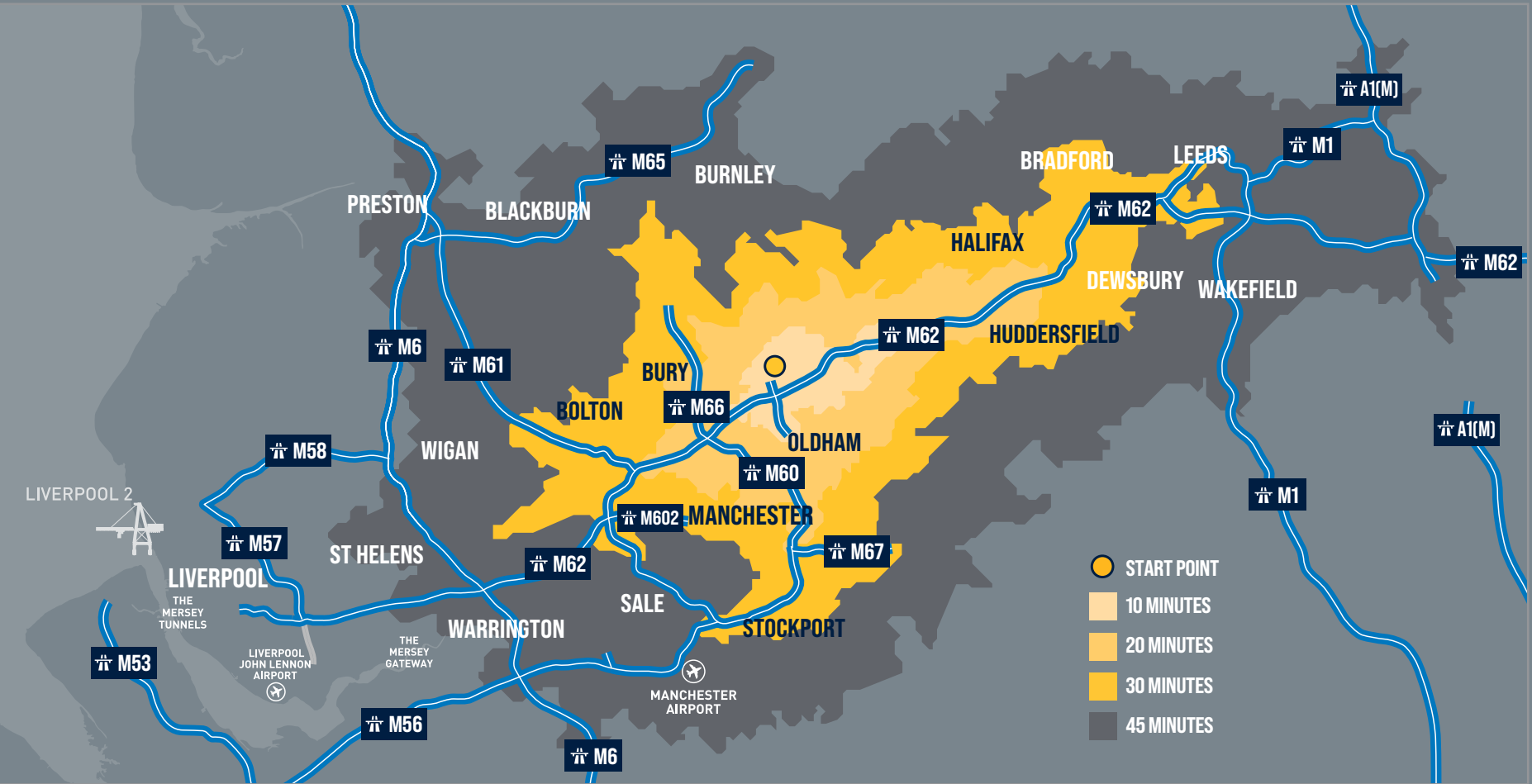


# DEMOGRAPHICS

## HGV DRIVE TIMES



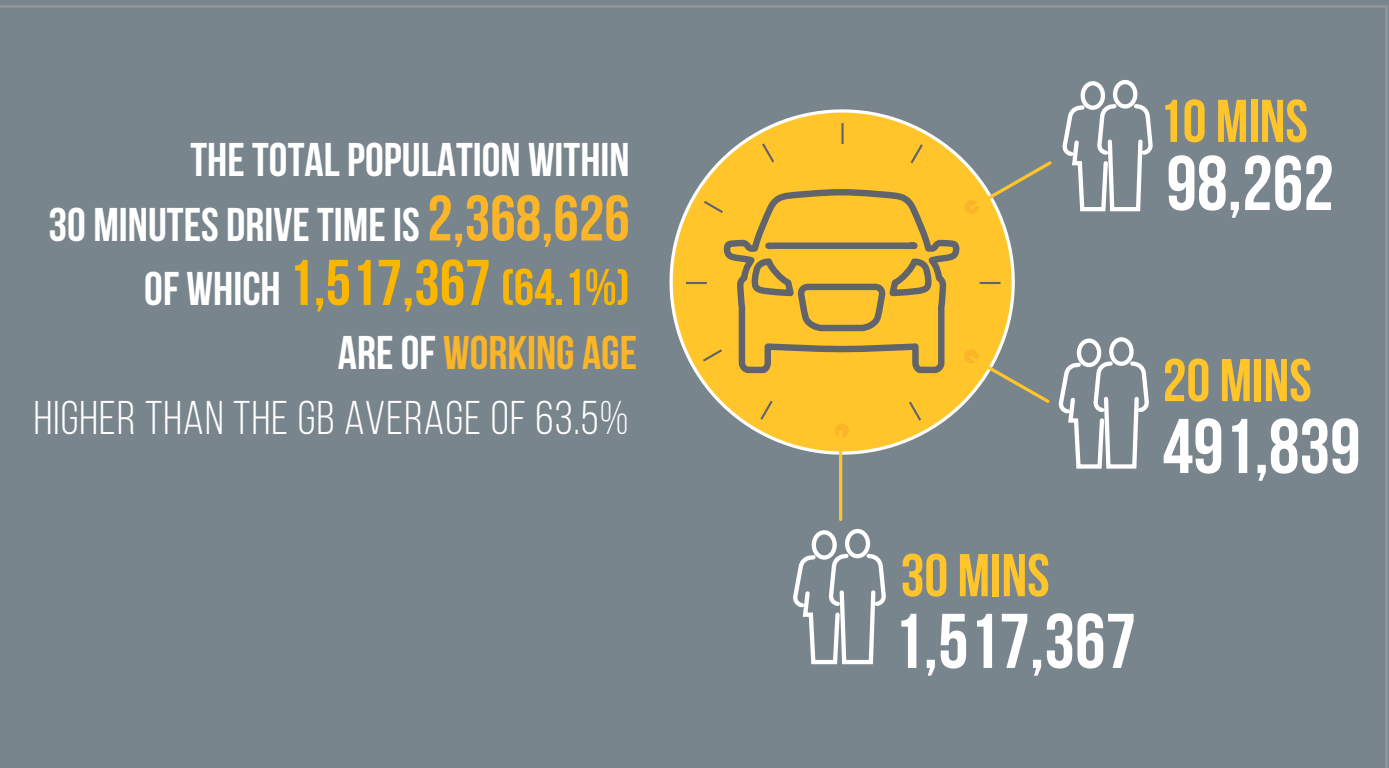
## DRIVE TIMES BY CAR



## UNEMPLOYMENT % (NOMIS)



## TOTAL POPULATION WITHIN 30 MINUTES



## AVERAGE SALARIES FOR WAREHOUSE RELATED ROLES



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IMPERIAL47

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IMPERIAL165

## 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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YOUNG**

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m 07891 810 260



**0161 828 6440**  
jll.co.uk/property

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A development by



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

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