

# CABOT | 87 116

 Kingsway  
Business Park



**NEW BUILD INDUSTRIAL/DISTRIBUTION UNITS**  
**87,000 and 116,500 sq ft TO LET**  
UNDER CONSTRUCTION

J21 M62, Rochdale  
Greater Manchester  
**OL16 4NW**

[cabotkingsway.co.uk](http://cabotkingsway.co.uk)

**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.

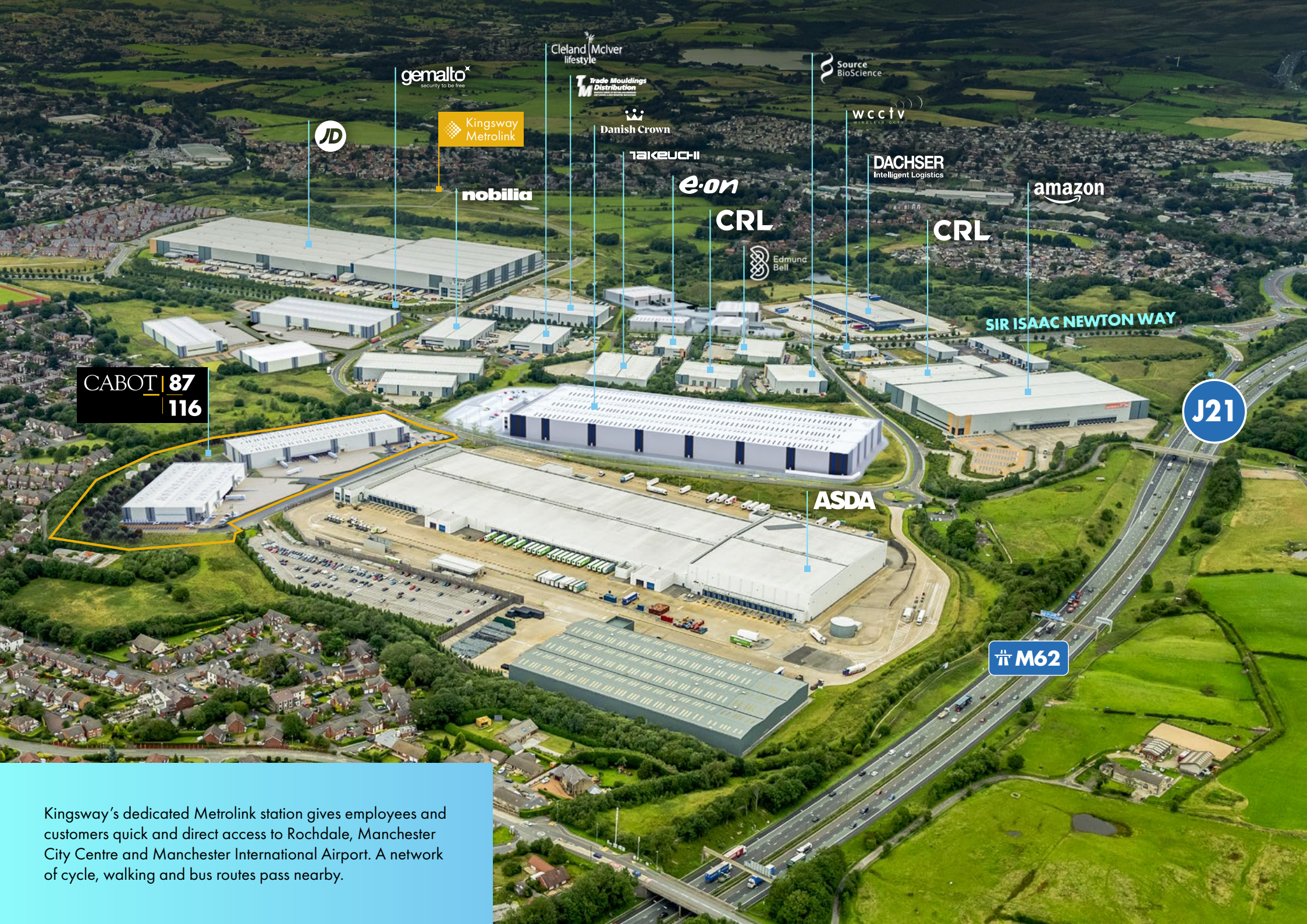
[kingswaybusinesspark.com](http://kingswaybusinesspark.com)



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

J21

ASDA

M62

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 locations and less than half the price of London.

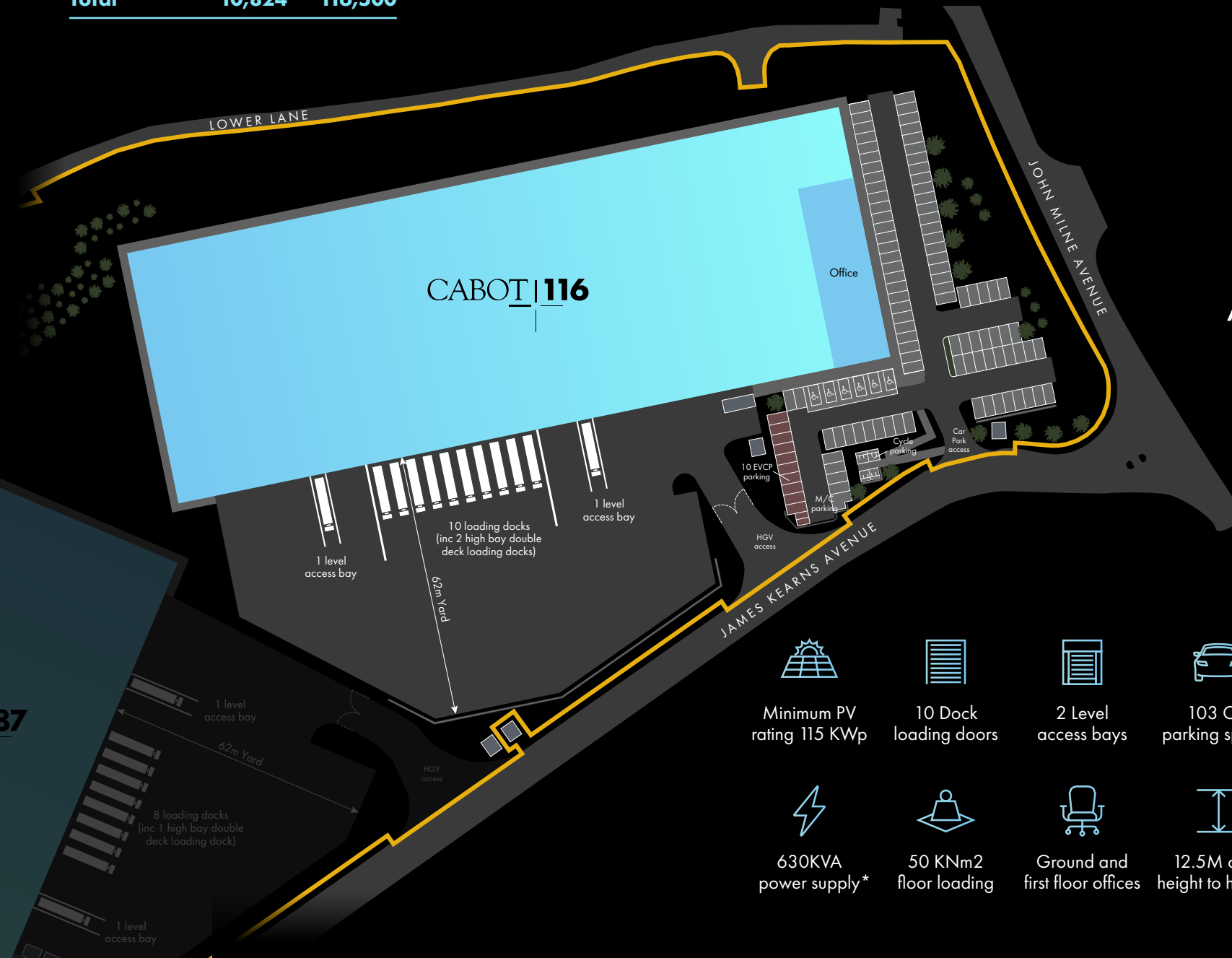
## 51%

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
<b>Total</b>	<b>10,824</b>	<b>116,500</b>

# 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 KNm<sup>2</sup> floor loading



Ground and first floor offices



10M clear height to haunch



8 EV parking spaces



Gated and secure site



EPC A rating



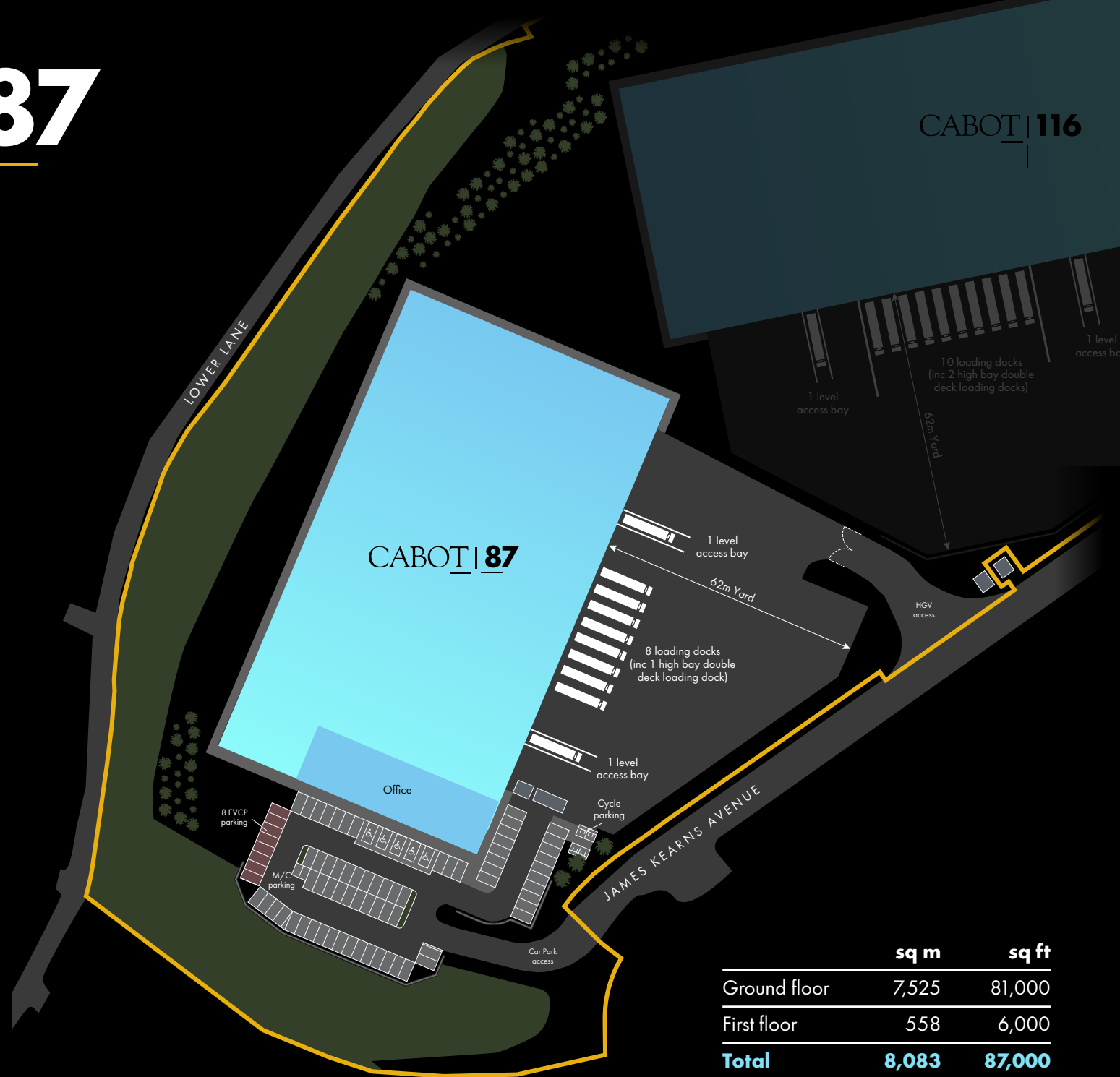
BREEAM target 'Very Good'



490 KVA power supply\*



Minimum PV rating 90 KWp



CABOT | 116

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

\* 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) are located 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

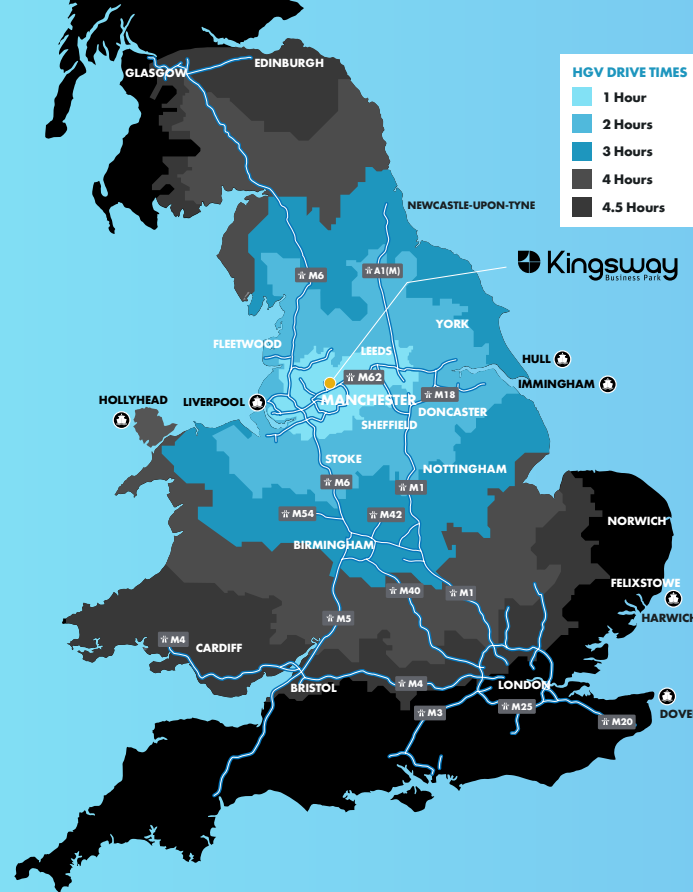
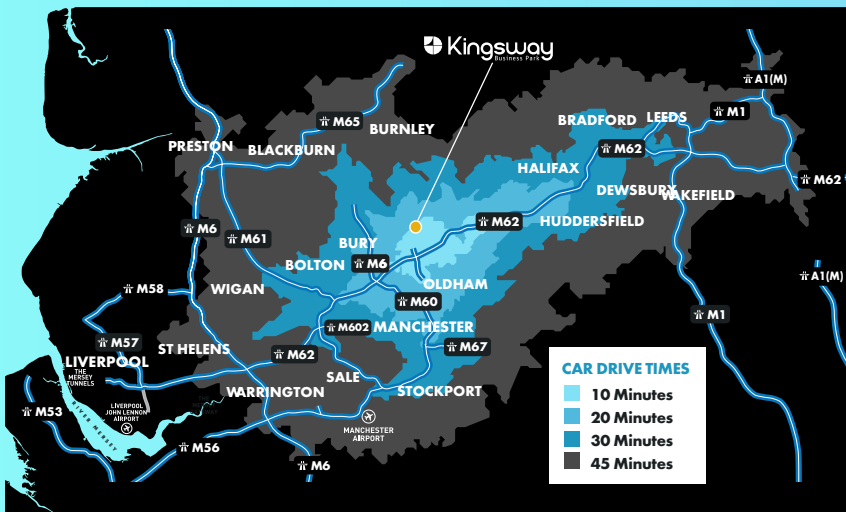


Proximity to Kingsway Metrolink Station  
Providing multiple options for public transportation



# 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 Humberside 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



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## Further information



**Will Kenyon**

will@b8re.com  
07802 869 279

**Steve Johnson**

steve@b8re.com  
07771 888 363



**Richard Johnson**

Richard.Johnson@jll.com  
07980 837 328

**Joe Bostock**

Joe.Bostock@jll.com  
07933 516 465

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