

Manufacturing/Logistics Opportunities 20,000 to 350,000 sq ft

A Prime Business Park serving the North of England



J21 M62 Rochdale, Greater Manchester OL16 4NW



About Kingsway

At 420 acres, Kingsway Business Park is one of the largest developments of its kind in the UK, offering a wealth of possibilities for organisations seeking a first-class logistics, warehousing, distribution or manufacturing base.



Kingsway offers both ready-to-let industrial units and exciting design and build opportunities. It is ideally located, highly connected and fully supported.

Choose Kingsway and you will put your business in reach of 9.6 million people and some of the UK's largest cities, all of which are all within an hour's drive

Find out why business thrives at Kingsway...

Why choose Kingsway

Location, facilities, space and a skilled, cost-effective local workforce... Kingsway provides what your business needs to succeed.

Location, location, location

Easy transit for goods, raw materials and people is crucial for modern business, and Kingsway's position at the heart of Greater Manchester puts it at the centre of a network of efficient transport links. Junction 21 of the M62 is just minutes away. 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.

- For rail freight, Kingsway is 35 minutes from Manchester Euroterminal, 50 minutes from Wakefield Europort and 2 hours, 15 minutes from the Hams Hall (West Midlands) railhead.
- International flights and air cargo services are available from Manchester, Liverpool, and Leeds / Bradford airports. These airports offer flights to 232 global destinations.
- Kingsway is around an hour's drive from the port of Liverpool and approximately 2 hours 10 minutes from the port of Humberside. Liverpool handles over 30 million tonnes of freight annually. Humberside hosts the main UK port for a number of European, Scandinavian and Baltic destinations.



Kingsway sits on
J21 of the M62



Kingsway is 35 minutes
from Manchester
Euroterminal



Kingsway is around an
hour's drive from the
port of Liverpool



Well Connected

Manchester
12 miles > 30 min

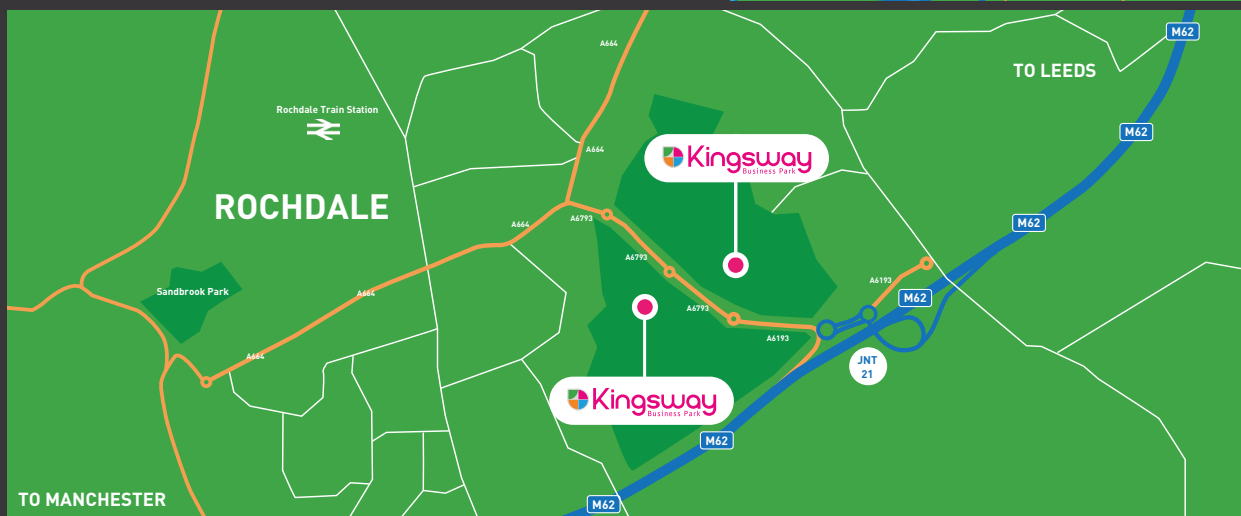
Warrington
28 miles > 39 min

Leeds
31 miles > 40 min

Preston
38 miles > 48 min

Liverpool
43 miles > 50 min

Sheffield
49 miles > 1 hr 5 min



Meeting Business Needs

Excellent business support

Rochdale Development Agency is dedicated to promoting Rochdale as a central investment location while continuing to support and assist existing investors.

The RDA has strong links with both the council and the commercial sector and has helped many businesses relocate to the area including Dachser, JD Sports, ASDA (Wincanton), Takeuchi, CR Laurence and Edmund Bell.

To make your business relocation as smooth as possible, the RDA is able to assist your business in many areas including commercial property searches, advice and guidance on expansion and relocation, advice on financial assistance and support with recruitment and training. There is a rapid response to all investor enquiries and we allocate a single point of contact within the team to co-ordinate all aspects of your investment enquiry.

Once a business has located to Rochdale we have a dedicated aftercare service. This ensures businesses here thrive.

Research undertaken by the ONS, showed that business survival rates in Rochdale have consistently been higher than for Greater Manchester as a whole.

To ensure a comprehensive offer, we work with a wide range of partners which includes; MIDAS, The growth company, Greater Manchester Chamber of Commerce, property agents and other council services such as Planning and Economic Development Services.

A large and skilled labour pool

Businesses at Kingsway have access to over 1.6 million people of working age who live within a 30 minute commute*. Rochdale has a high concentration of experienced labour, with 51% of the local population qualified to Level 3 or above.

Approximately 20 universities within a one hour drive, with over 400,000 students with just over 11% studying STEM or computer science subjects**

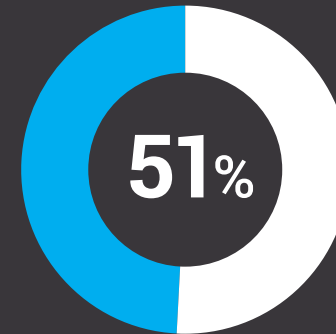
* Mott MacDonald ** HESA

A competitive cost base

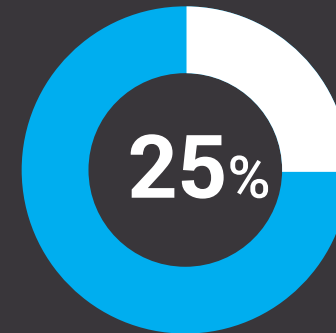
Companies make operational savings of up to 25% in comparison to other key locations in the North West and UK***

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

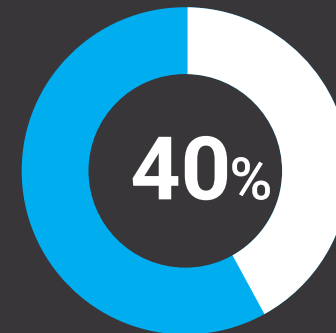
*** Source: ONS **** Colliers / EGI



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Current Tenants

Relocate to Kingsway and you'll be joining some of the UK's most respected businesses.



Masterplan & Schedule of Availability

Available Plots

Plot	Maximum Single Size Unit (sq ft)	Total Plot Size (acres)
Plot C1	75,000	4.03
Plot C2	30,000	3.81
Plot G	45,000	8.67
Plot I	350,000	17.27
Plot J2	225,000	10.77
Plot L	170,000	9.24
Plot M	150,000	16.56
Plot O	20,000	2.87

Plot	Maximum Single Size Unit (sq ft)	Total Plot Size (acres)
Plot P1	50,000	2.92
Plot P2	75,000	14.08
Plot P3	50,000	3.34
Plot Q	250,000	5.83
Plot R	100,000	4.00
Plot U2	50,000	3.43
Plot V	40,000	2.27
Plot W	20,000	3.48



Contact Us

Kingsway is open for business. We would love to show you round.

Kingsway is developed by Wilson Bowden Developments in partnership with Homes England, Rochdale Development Agency and Rochdale Borough Council.

To find out more about Kingsway and what it can do for your business, please get in touch:

-  www.kingswaybusinesspark.com
-  01706 927 000
-  info@investinrochdale.co.uk
-  Sir Isaac Newton Way, Rochdale OL16 4NW



Richard Johnson
E richard.johnson@eu.jll.com
T 0161 828 6440 M 07980 837 328



Paul Daye
E paul@p3property.co.uk
T 0161 834 0707 M 07812 971 561

Kingsway Partnership



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