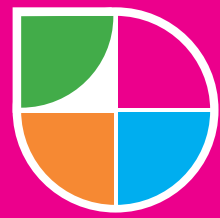


LAST UNIT REMAINING!



**Kingsway**  
Business Park


For Sale | To Let

3 new industrial / warehouse units

19,679 sq ft - 34,307 sq ft

1,828 sq m - 3,188 sq m





The first phase of development on one of the biggest, highest quality and most strategically important new commercial property developments of its kind in the UK.

Three buildings are for sale or to let from 19,679 sq ft.

## SPECIFICATION

- Modern high quality contemporary designed accommodation
- 2/3 loading doors each unit
- Floor loading capacity of 35KN/M2
- 5% office content over 2 floors
- Concrete surfaced service yards with 25m turning circles
- Separate car parking
- 7m to underside of haunch
- Constructed in a landscaped environment

↑ Rochdale



J21 M62

Leeds →

← Manchester



### Accommodation Schedule

Unit E1	sq ft	sq m
Warehouse	31,503	2,927
Ground floor office		5
First floor office		0
<b>Total</b>	<b>31,507</b>	<b>3,188</b>

**SOLD | LET**

Unit E2	sq ft	sq
Warehouse	17,751	1,648
Ground floor office		
First floor office		
<b>Total</b>	<b>17,751</b>	<b>1,828</b>

**SOLD | LET**

Unit E3	sq ft	sq m
Warehouse	30,875	2,869
Ground floor office	1,075	100
First floor office	1,550	144
<b>Total</b>	<b>33,500</b>	<b>3,113</b>

### Use classes

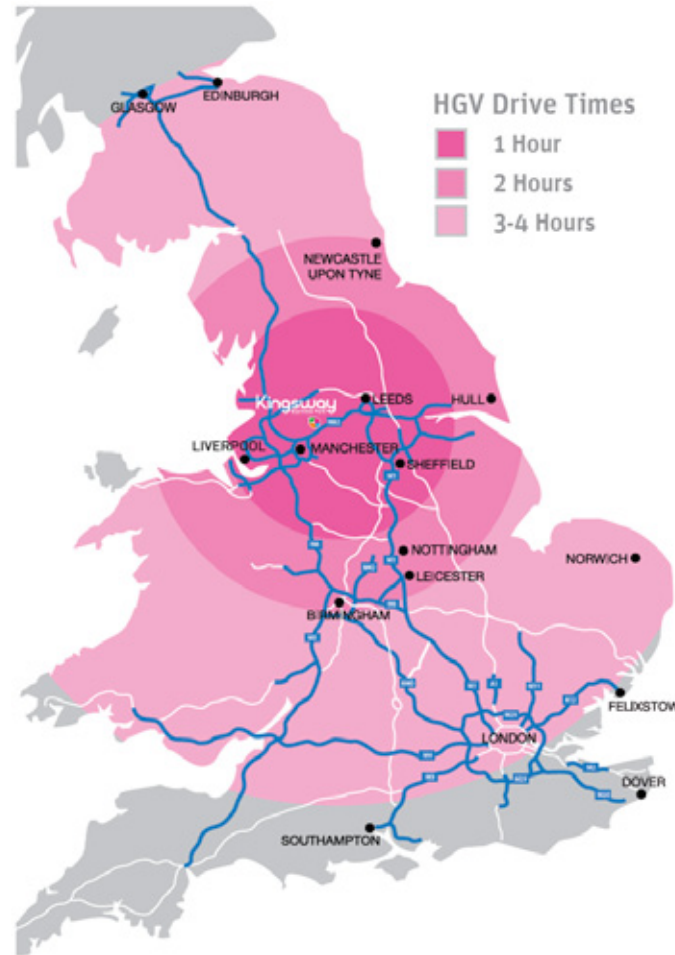
E1	B1 (C) & B2
E2	B1 (C) & B2
E3	B2 & B8



## Junction 21 M62



**Sat Nav: OL16 4NG** This may not register with certain navigation systems



## Average Travel Times

Manchester	17 miles	27 mins
Leeds	28 miles	38 mins
Liverpool	37 miles	48 mins
Birmingham	95 miles	1 hr 55m
Newcastle	127 miles	2 hr 30m
London	209 miles	3hr 30m
Edinburgh	216 miles	3hr 50m

Kingsway Business Park benefits from excellent transport links to public transport services, walking and cycling networks, and enjoys superb access by car with direct access to Junction 21 of the M62.

For more information:  
[kingsway-business-park.com](http://kingsway-business-park.com)  
[info@kingsway-business-park.com](mailto:info@kingsway-business-park.com)  
 0800 999 2162

or contact the joint agents:

 <b>JONES LANG                  LASALLE</b> <b>0161 828 6440</b> <small>joneslanglasalle.co.uk</small>	 <small>p3propertyconsultants.co.uk</small> <b>0161 834 0707</b>
--	---



Misrepresentation Act. These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by Jones Lang LaSalle / P3 Property Consultants and Vendor for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant/purchaser. May 2011.