



Manufacturing/Logistics Opportunities

40,000 to 200,000 sq ft

A Prime Business Park serving the North of England
J21 M62, Rochdale, Greater Manchester, OL16 4NW

Commercial floorspace

3.4m sq ft

Road / Rail / Sea

Connected

Manufacturing / Industrial / Distribution

Development land

Design and build opportunities for

B2 (Industrial)

B8 (Storage & Distribution)



An aerial photograph of the Kingsway Business Park. The park features several large industrial buildings with grey roofs, some of which are under construction with visible scaffolding. A prominent building in the foreground has a blue and white facade and is surrounded by numerous yellow and blue delivery trucks parked at its loading docks. The park is bordered by a multi-lane highway on the left and is surrounded by lush green fields and trees. In the far distance, a city skyline is visible under a clear blue sky with some light clouds.

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 close to the conurbations of Yorkshire and the Midlands, puts nearly seven million people within an hour's drive.

kingswaybusinesspark.com

Why 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 within an hour's drive.

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 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.





Talent

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.

Competitive

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

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*. 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

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

Connected

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.

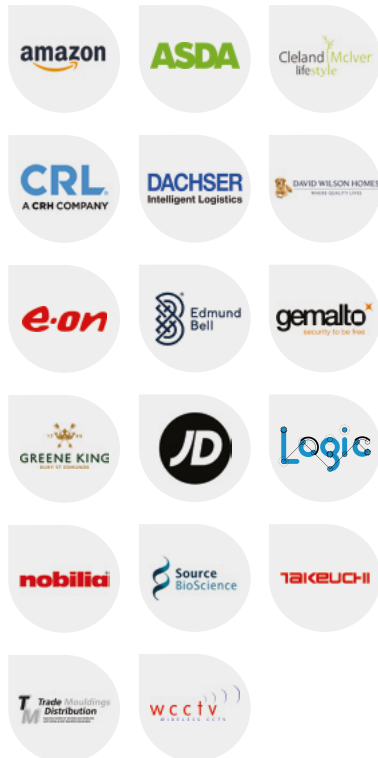
Kingsway also has its own dedicated Metrolink tram stop. Trams run every 12 minutes throughout the day, providing a direct link to Rochdale, Manchester and Manchester Airport. The park also boasts excellent bus links and connects to a large network of well-maintained cycling and walking routes.



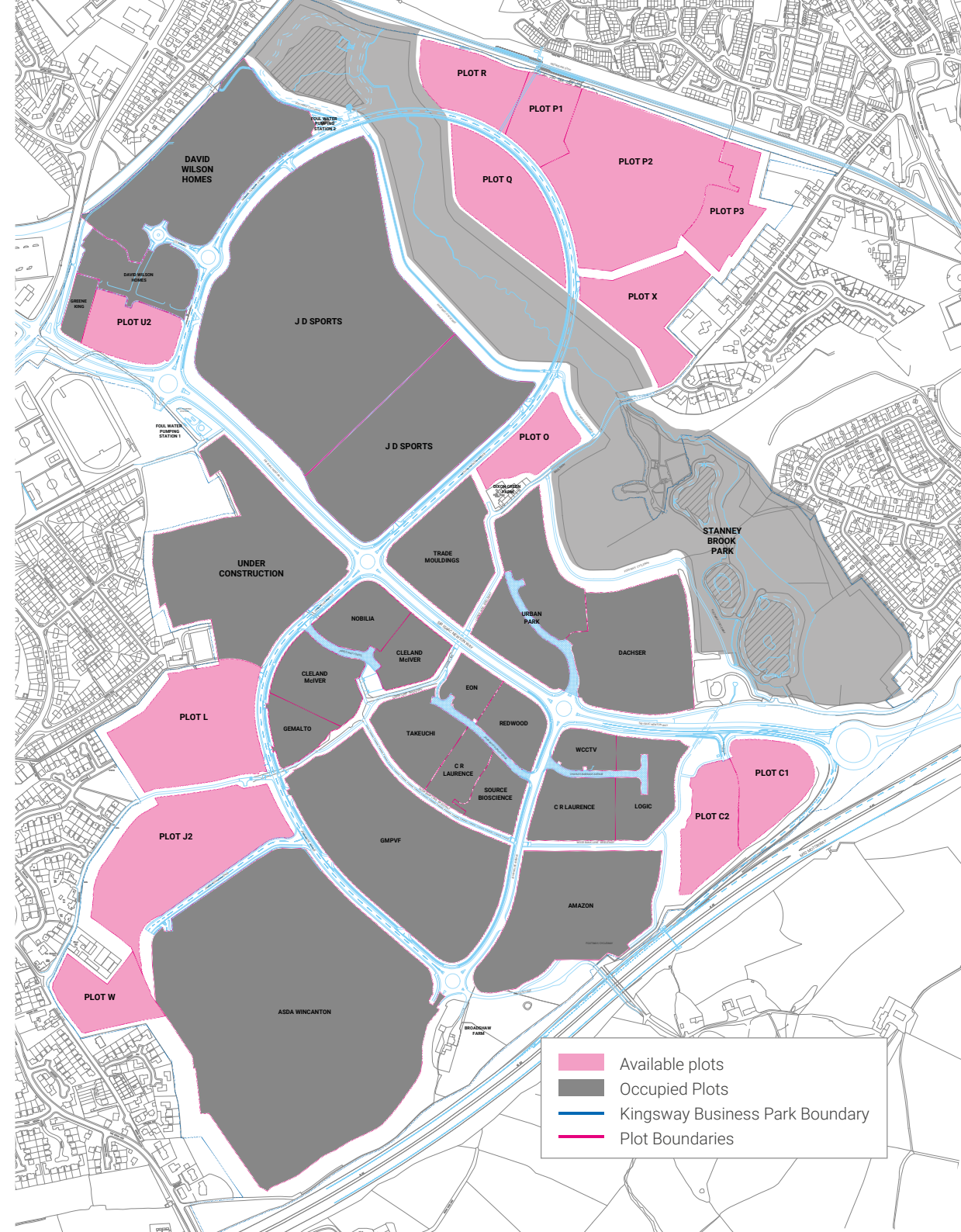
| | | | | | |
|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | | | | | |
| Manchester | Warrington | Leeds | Preston | Liverpool | Sheffield |
| 12 miles > 30 min | 28 miles > 39 min | 31 miles > 40 min | 38 miles > 48 min | 43 miles > 50 min | 49 miles > 65 min |

Masterplan and schedule of availability

Current tenants



| Available Plots | Size in Acres |
|-----------------|---------------|
| Plot C1 | 4.03 |
| Plot C2 | 3.81 |
| Plot J2 | 11.06 |
| Plot L | 9.24 |
| Plot O | 2.87 |
| Plot P1 | 2.92 |
| Plot P2 | 14.08 |
| Plot P3 | 3.34 |
| Plot Q | 5.83 |
| Plot R | 4.00 |
| Plot U2 | 3.43 |
| Plot W | 3.48 |
| Plot X | 5.34 |
| TOTAL | 73.43 |



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:



kingswaybusinesspark.com



01706 927 000



info@investinrochdale.co.uk



Sir Isaac Newton Way, Rochdale OL16 4NW

Kingsway Partnership



**Wilson Bowden
Developments**
www.wbdevelopments.co.uk



**Homes
England**

Rochdale
Development
Agency



ROCHDALE
BOROUGH COUNCIL



Paul Daye

E: paul@p3property.co.uk

T: 0161 834 0707

M: 07812 971 561



Richard Johnson

E: richard.johnson@eu.jll.com

T: 0161 828 6440

M: 07980 837 328

Misrepresentation Act 1967: P3 and JLL for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give P3, JLL nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. **August 2022.**