

# CABOT | 87 116



TO LET  
**NEW BUILD INDUSTRIAL/DISTRIBUTION UNITS**  
**87,577 and 116,673 sq ft**

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

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

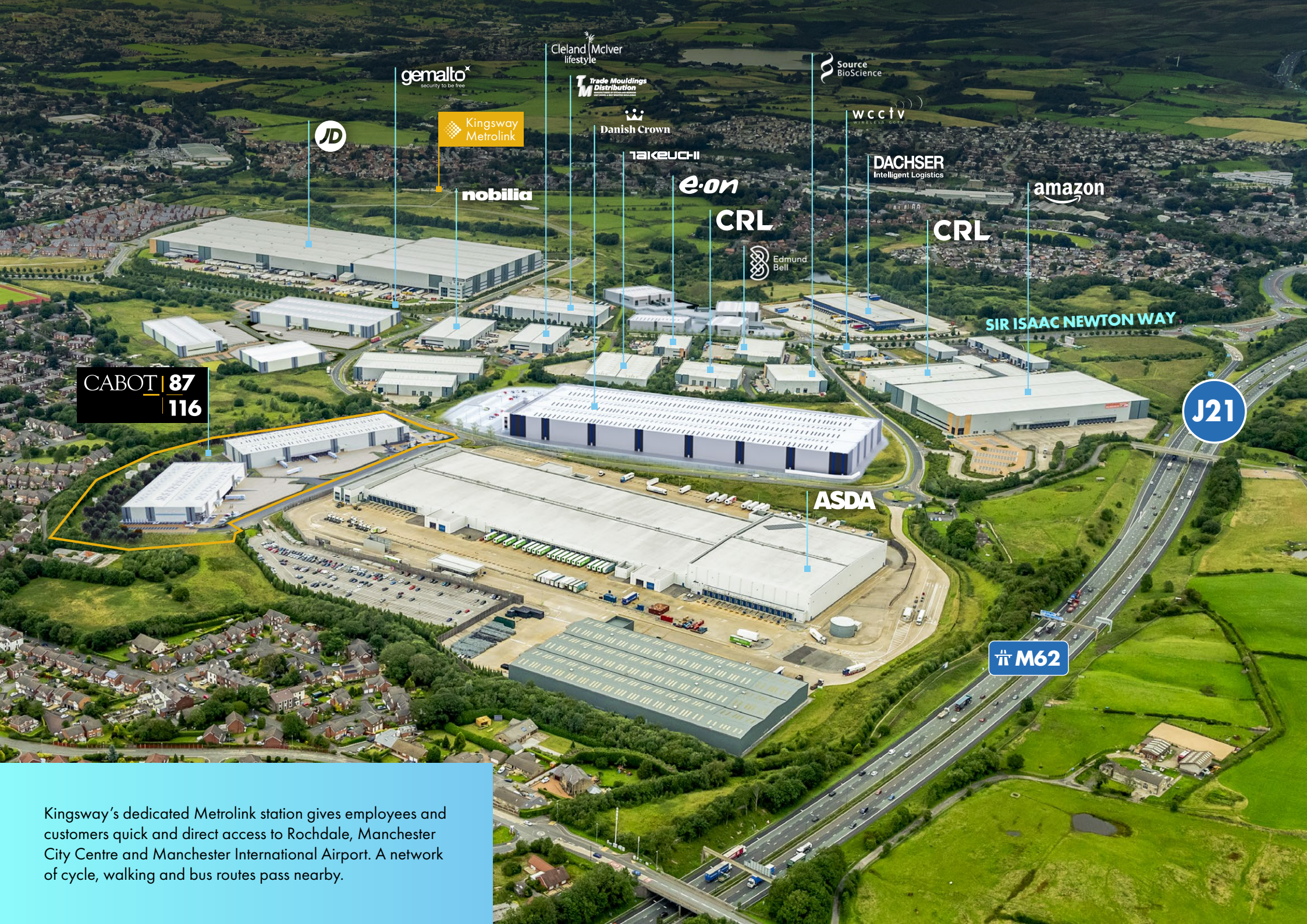
**Available**  
**NOW**

# 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)





CABOT | 87 | 116

J21

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\*. There are approximately 20 universities within a one hour drive with over 400,000 students.\*\*



**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.

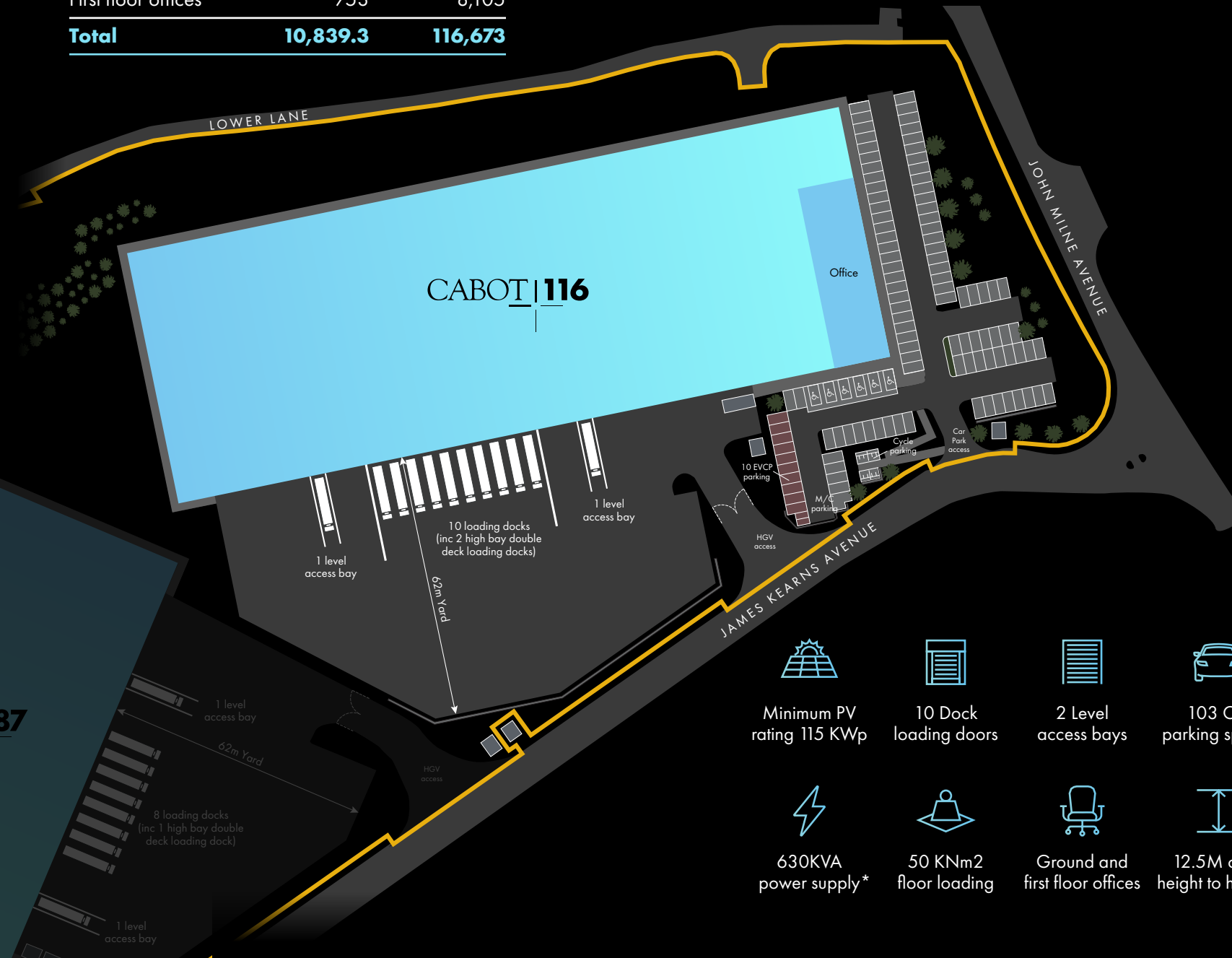
**51%**

51% of the local population are qualified to level 3 or above.









	sq m	sq ft
Warehouse	9,982.9	107,455
Ground floor offices	103.4	1,113
First floor offices	753	8,105
<b>Total</b>	<b>10,839.3</b>	<b>116,673</b>

# CABOT | 116

**116,673 sq ft  
TO LET**



## 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 | 116



# CABOT | 87

**87,577 sq ft  
TO LET**

## 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



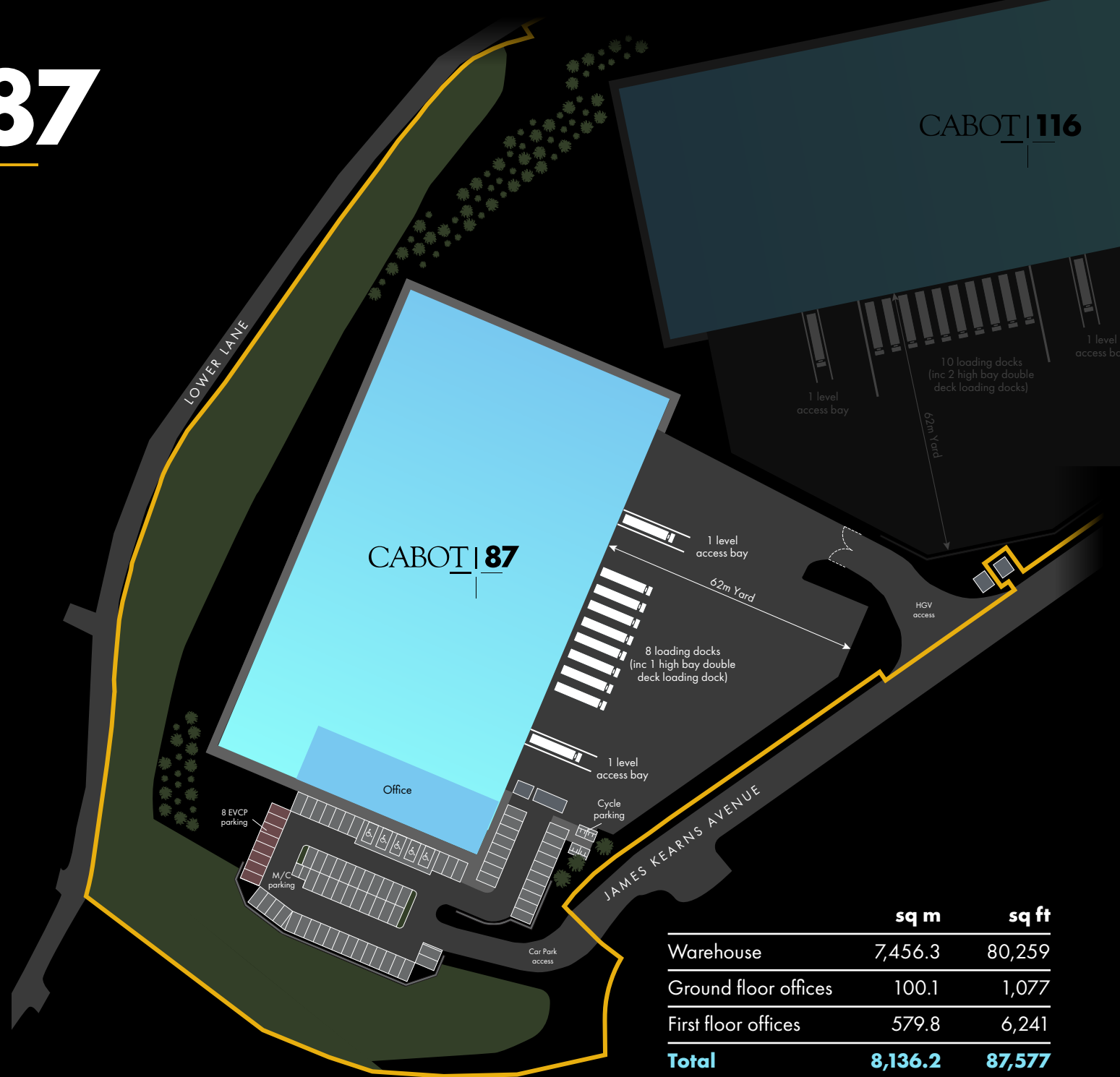
BREEAM target 'Very Good'



490 KVA power supply\*



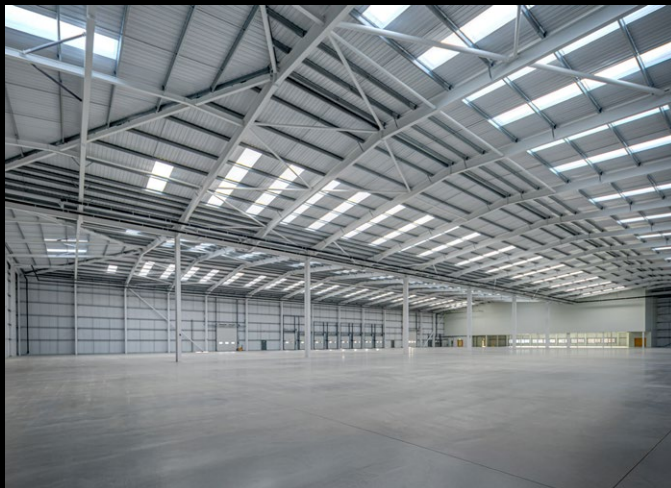
Minimum PV rating 90 KWp



	sq m	sq ft
Warehouse	7,456.3	80,259
Ground floor offices	100.1	1,077
First floor offices	579.8	6,241
<b>Total</b>	<b>8,136.2</b>	<b>87,577</b>

\* More power available subject to agreement.

# CABOT | 87







# Sustainability

The landlord is committed to ESG credentials, and the units have achieved 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:



Up to 10 EV parking spaces



PV to meet LZC feasibility study



100% ducting for EV parking



Offices with LED Lighting



VRF heating and cooling to the offices



Modern cycle shelters for employees

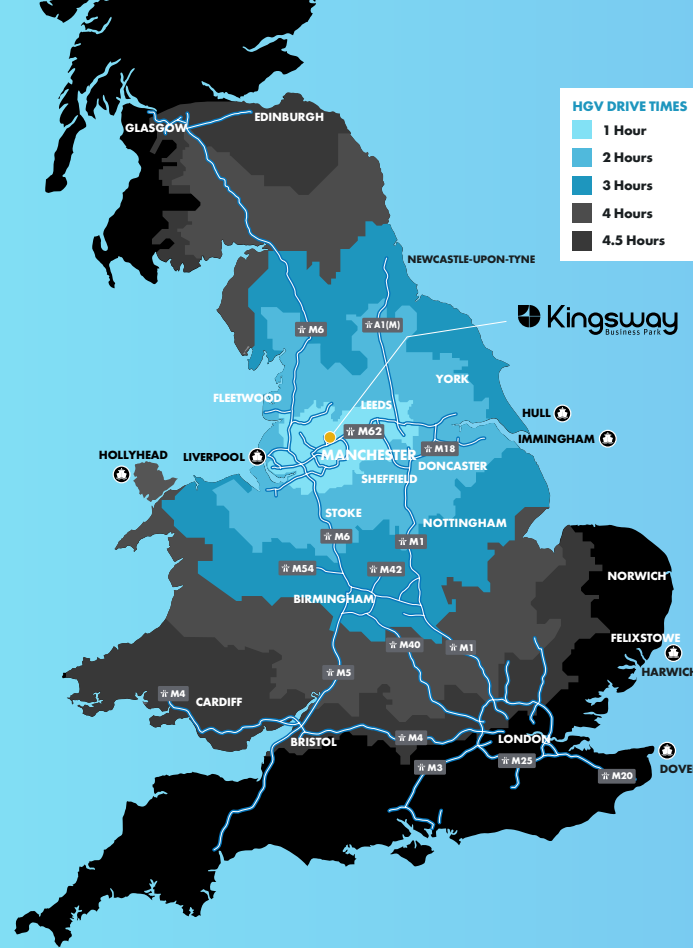
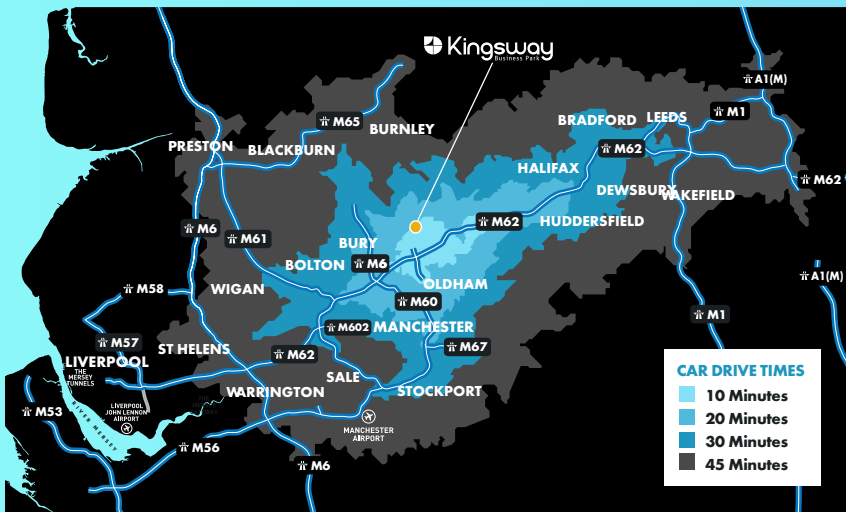


Proximity to Kingsway Metrolink Station  
Providing multiple options for public transportation



# 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.

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.

## 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

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

## 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

A development funded by



PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate and JLL for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property. 2024. Designed by Barques [barques.co.uk](http://barques.co.uk)