

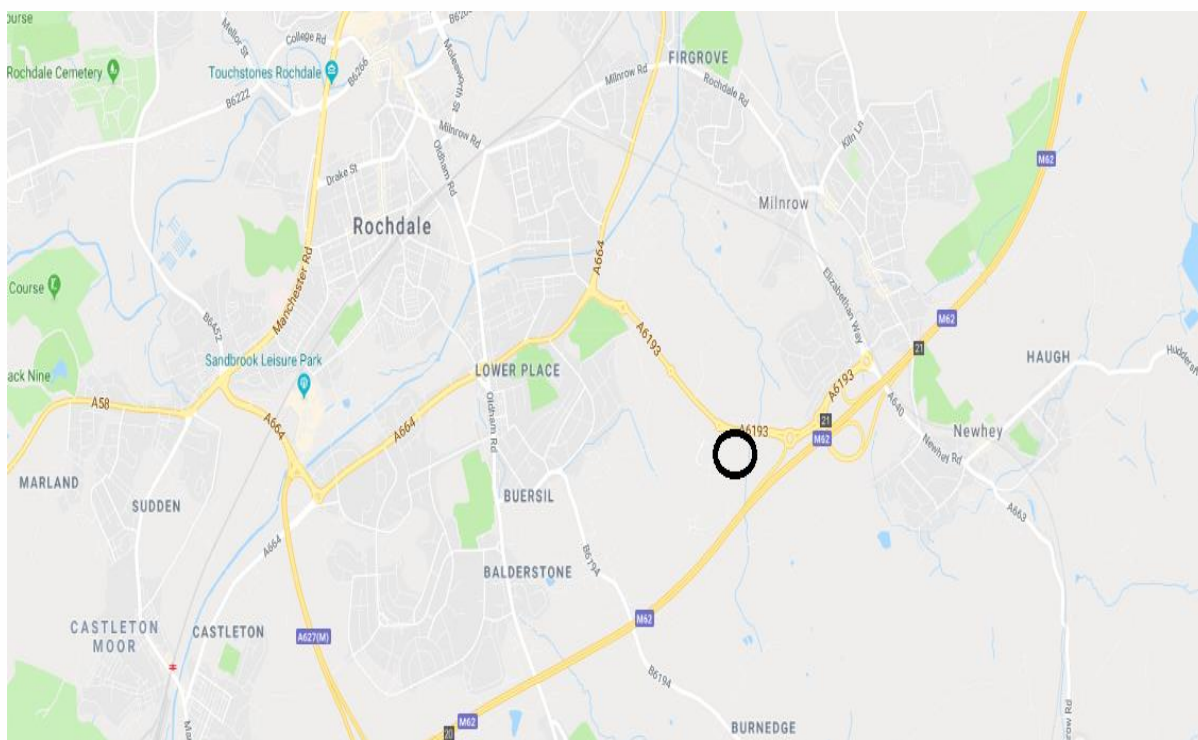


New Warehouse Units – Ready for Occupation Q1 2019

3,000 – 15,000 sq ft

Kingsway Business Park, Rochdale

- 11 Brand new warehouse units
- 6-8metres to underside of the haunch
- **TO LET**



LOCATION

With direct access to J21 of the M62 Kingsway Business Park is one of the best located industrial parks in the North West.

The M62 provides excellent transport links to the local, regional and national motorway network with the M60, M66, M61 and M6 all within easy reach..

Kingsway is home to some well-known occupiers such as Asda, JD Sport, E-ON and Edmund Bell.

DESCRIPTION

Plot D at Kingsway Business Park is a brand new development of 11 industrial units ranging in size from 3,000 to 15,000 sq ft providing a total of 60,740 sq ft. The specification of the units will include:

- Steel portal frame construction
- Circa 6-8 metres to the underside of the haunch
- Full height electric roller shutter doors
- The scheme sits on a site of 3.87 acres
- 3 phase power supply

TERMS

The property is available on a leasehold basis only.

LEGAL COSTS

Each party will pay their own legal costs

RENT

The rent is available on application

RATING

We advise that all interested parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

The property is offered subject to formal Contract / Lease.

VIEWING

Viewing strictly by appointment with sole retained agents BC Real Estate.

Please contact:

John Barton
john@bcrealestate.co.uk

Gary Chapman
gary@bcrealestate.co.uk