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# MONARCH330

KINGSWAY BUSINESS PARK, JOHN MILNE AVENUE, ROCHDALE OL16 4NZ

**TO LET** NEW HIGH BAY INDUSTRIAL / DISTRIBUTION UNIT **328,000 SQ FT** (30,472 SQ M)  
**ON 17.1 ACRES** (6.9 HECTARES) AVAILABLE Q3 2022





## DESCRIPTION

Monarch 330 is a new 328,000 sq ft (30,472 sq m) high bay, industrial / warehouse unit located at Kingway Busines Park, an established high profile industrial park, home to over 16 national and international businesses.

Monarch 330 has been designed to a high specification and will be available for occupation in Q3 2022.

# MONARCH330

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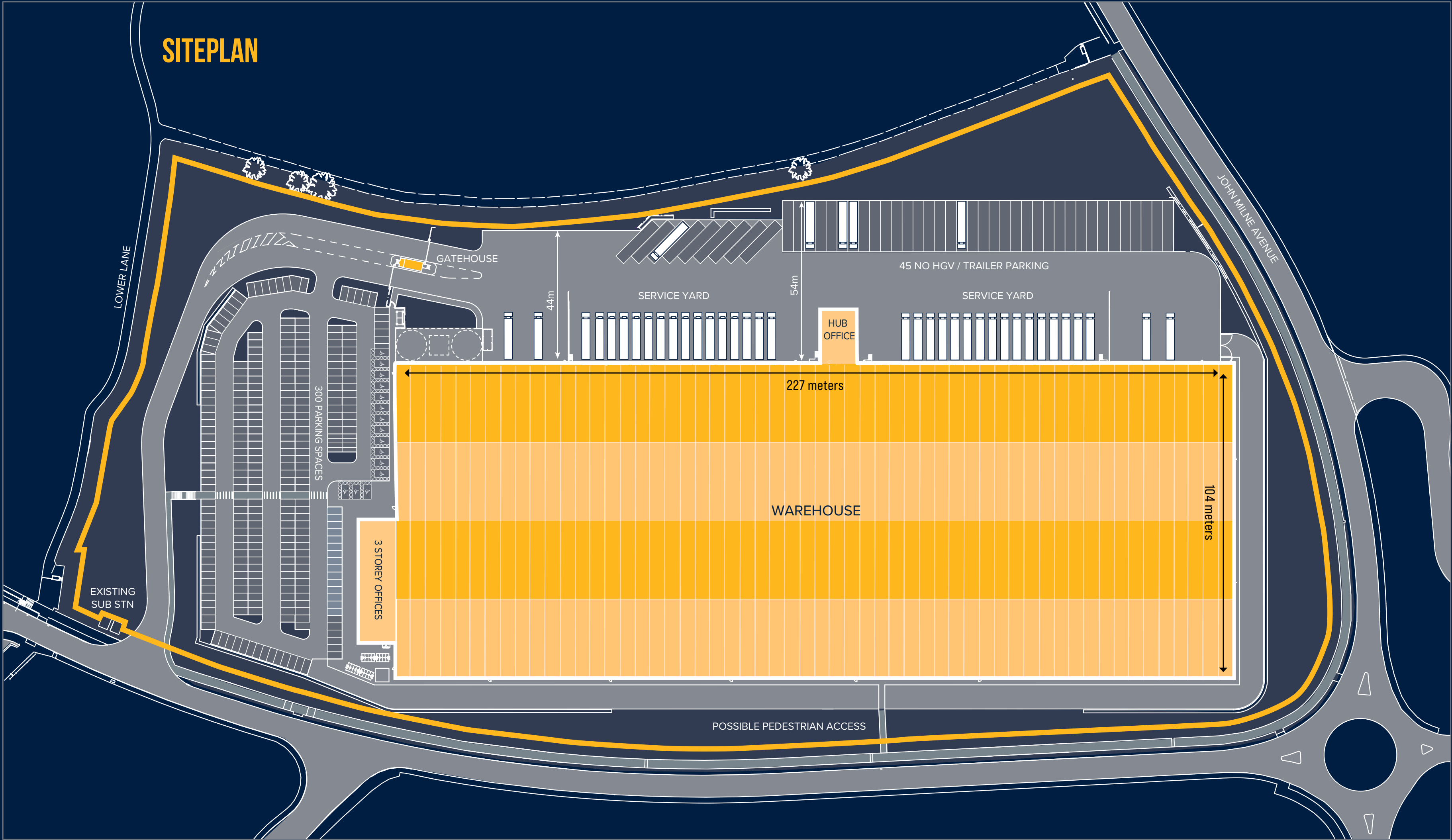


## OTHER OCCUPIERS

Kingsway Business Park is occupied by a diverse range of national and international companies including: manufacturing, logistics, warehouse energy, and bioscience industries.

# MONARCH330





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## ACCOMMODATION

	SQ FEET	SQ METRES
WAREHOUSE	309,000	28,707
2 STOREY HUB OFFICE	4000	372
3 STOREY OFFICES	15,000	1,394
TOTAL FLOOR AREA	328,000	30,472
SITE AREA	17 ACRES	6.9 HA

## SPECIFICATION

15 m

EAVES HEIGHT

50

FLOOR LOADING  
50KN/M2

32 DOCK  
LOADING DOORS

4 LEVEL  
ACCESS DOORS

1,260 KVA

TARGETING BREEAM  
VERY GOOD AND  
EPC RATING A

54 m

MAX YARD  
DEPTH

45 HGV  
PARKING SPACES

300 CAR  
PARKING SPACES

15 EV CHARGE  
POINTS

34 CYCLE  
SPACES

8 MOTORCYCLE  
SPACES



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## DRIVE TIMES

MANCHESTER	22 MILES	30 MINS	BIRMINGHAM	104 MILES	144 MINS
LEEDS	32 MILES	39 MINS	LONDON	226 MILES	240 MINS
HULL	87 MILES	97 MINS	SOUTHAMPTON	243 MILES	240 MINS
LIVERPOOL	45 MILES	60 MINS	FELIXSTOWE	243 MILES	243 MINS

SOURCE AA



## LOCATION

Strategically placed between Manchester and Leeds, at Junction 21 M62, Kingsway Business Park is well connected for manufacturing, logistics, and other commercial operations.

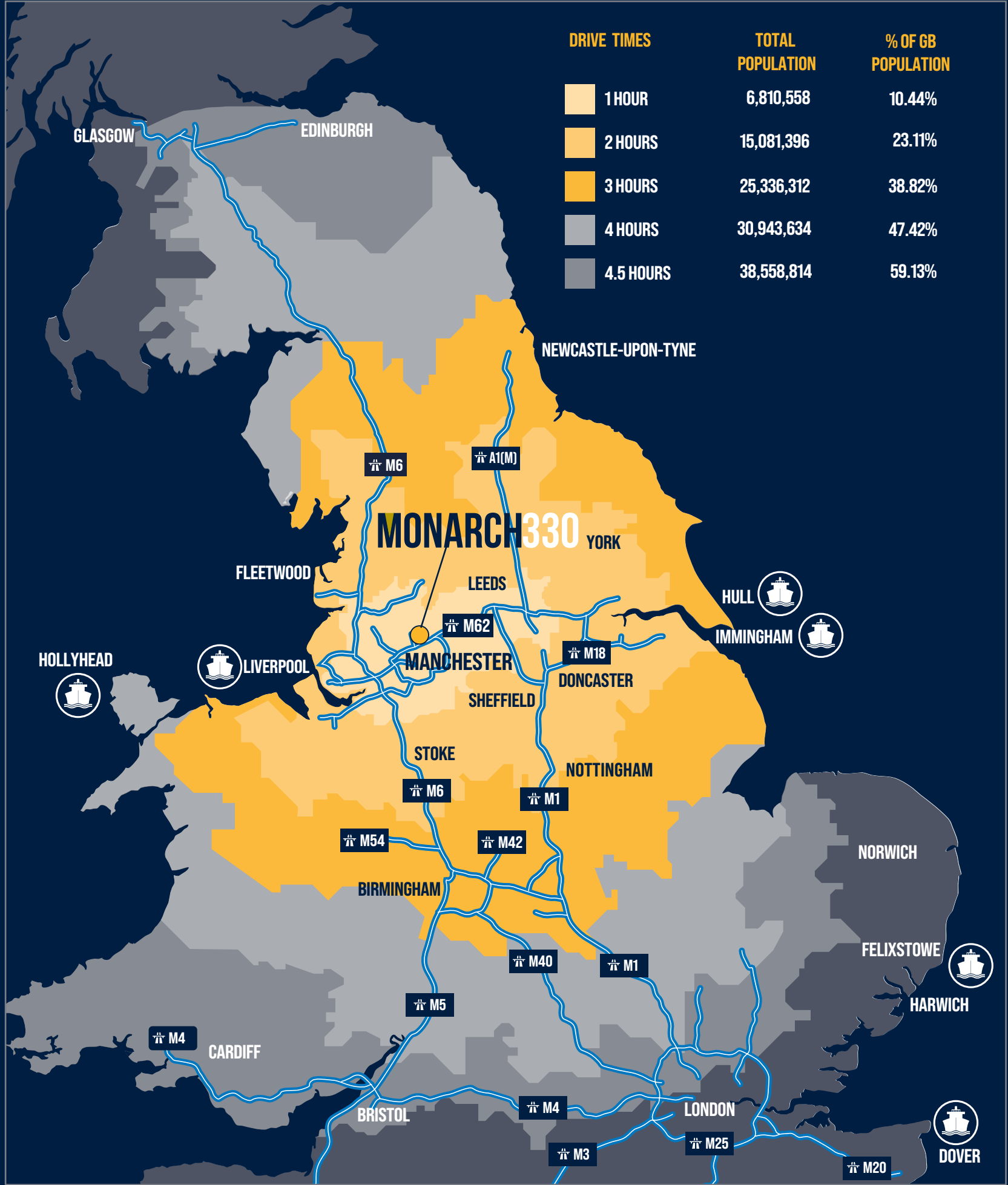
Kingsway Business Park provides unrivalled access to the rest of the UK, with direct access to the M62 and M60 motorways. The M6, M61 and M1 motorways are all within easy reach.

Manchester city centre is just over 30 minutes drive away. Leeds can be reached in less than 40 minutes and journeys to Liverpool typically take approximately one hour. Regular Metrolink tram services to Rochdale, Manchester and further afield run from Kingsway's dedicated Metrolink stop.

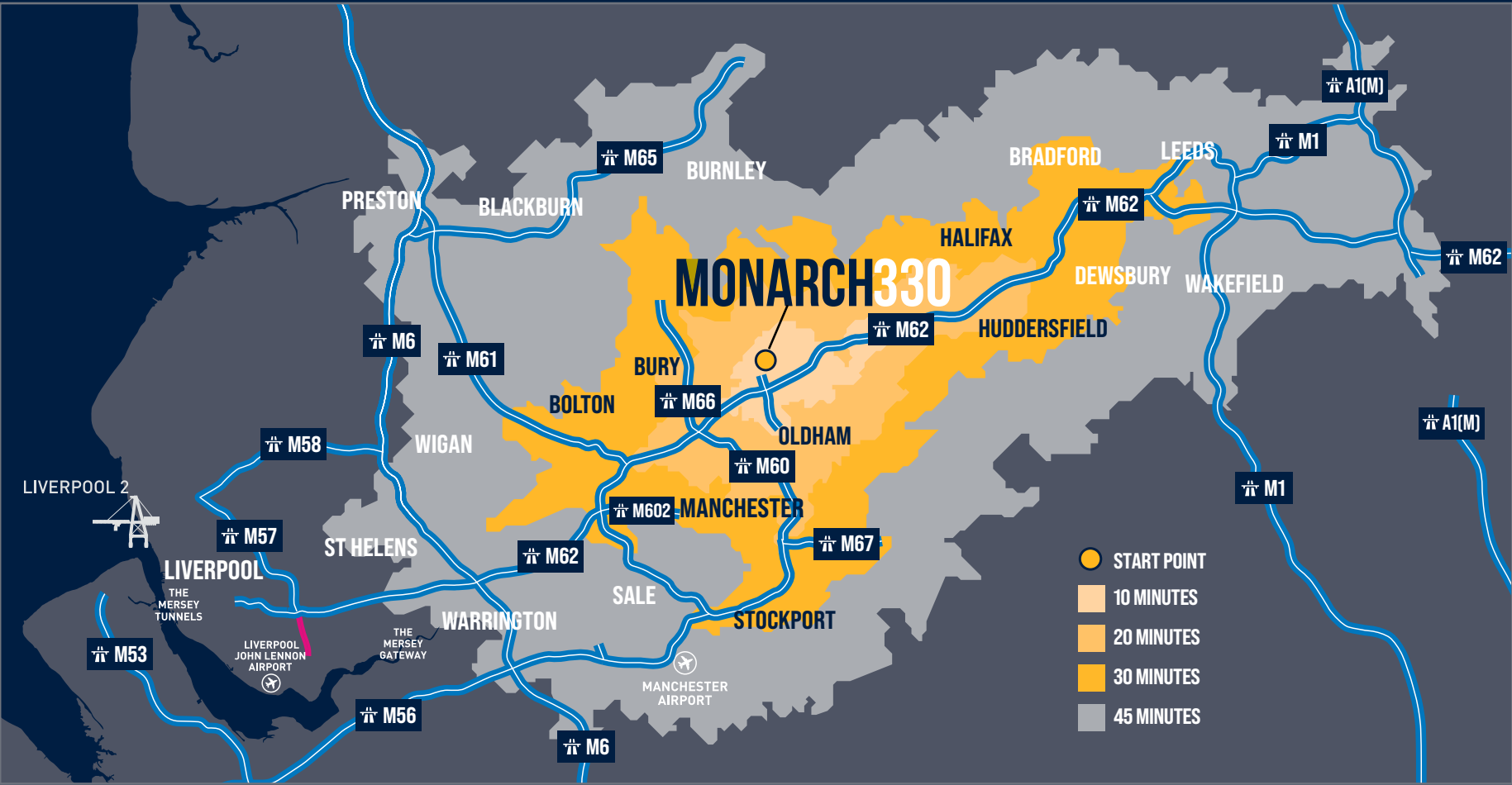
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DEMOGRAPHICS

HGV DRIVE TIMES

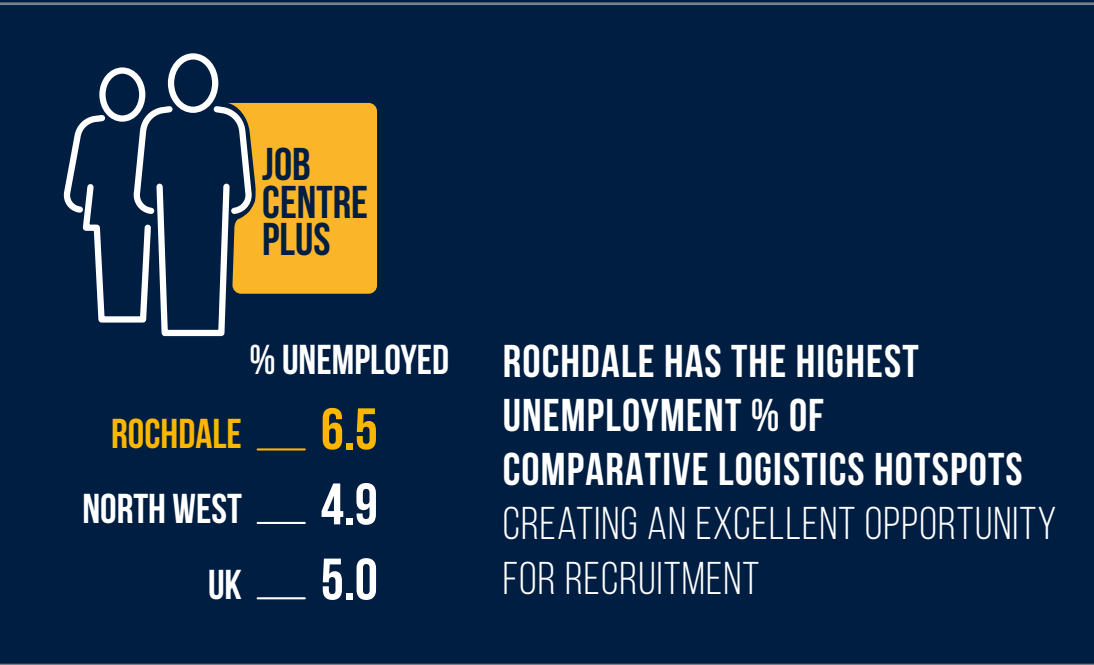


DRIVE TIMES BY CAR

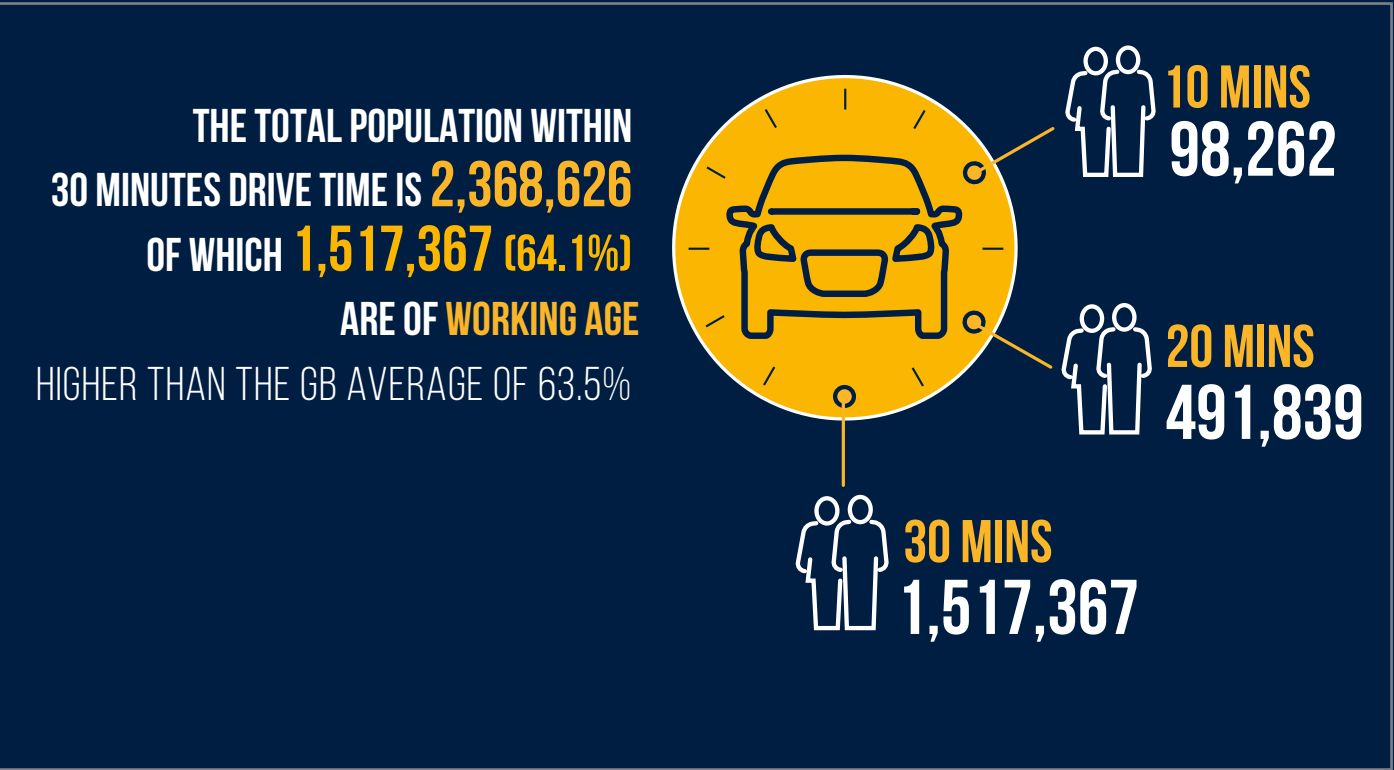


MONARCH330

UNEMPLOYMENT % (NOMIS)



TOTAL POPULATION WITHIN 30 MINUTES



AVERAGE SALARIES FOR WAREHOUSE RELATED ROLES



# MONARCH330

## TERMS

The property is available on a new repairing and insuring lease.

## FOR FURTHER INFORMATION / TERMS

Please contact the joint agents.

**AVISON  
YOUNG**

**0161 228 1001**

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