

TO LET – Racked warehouse Assignment / sub-lease

K75, John Milne Avenue, Kingsway Business Park, Rochdale, OL16 4NG



75,131 sq ft (6,980 sq m) racked warehouse with c. 7,500 pallet locations

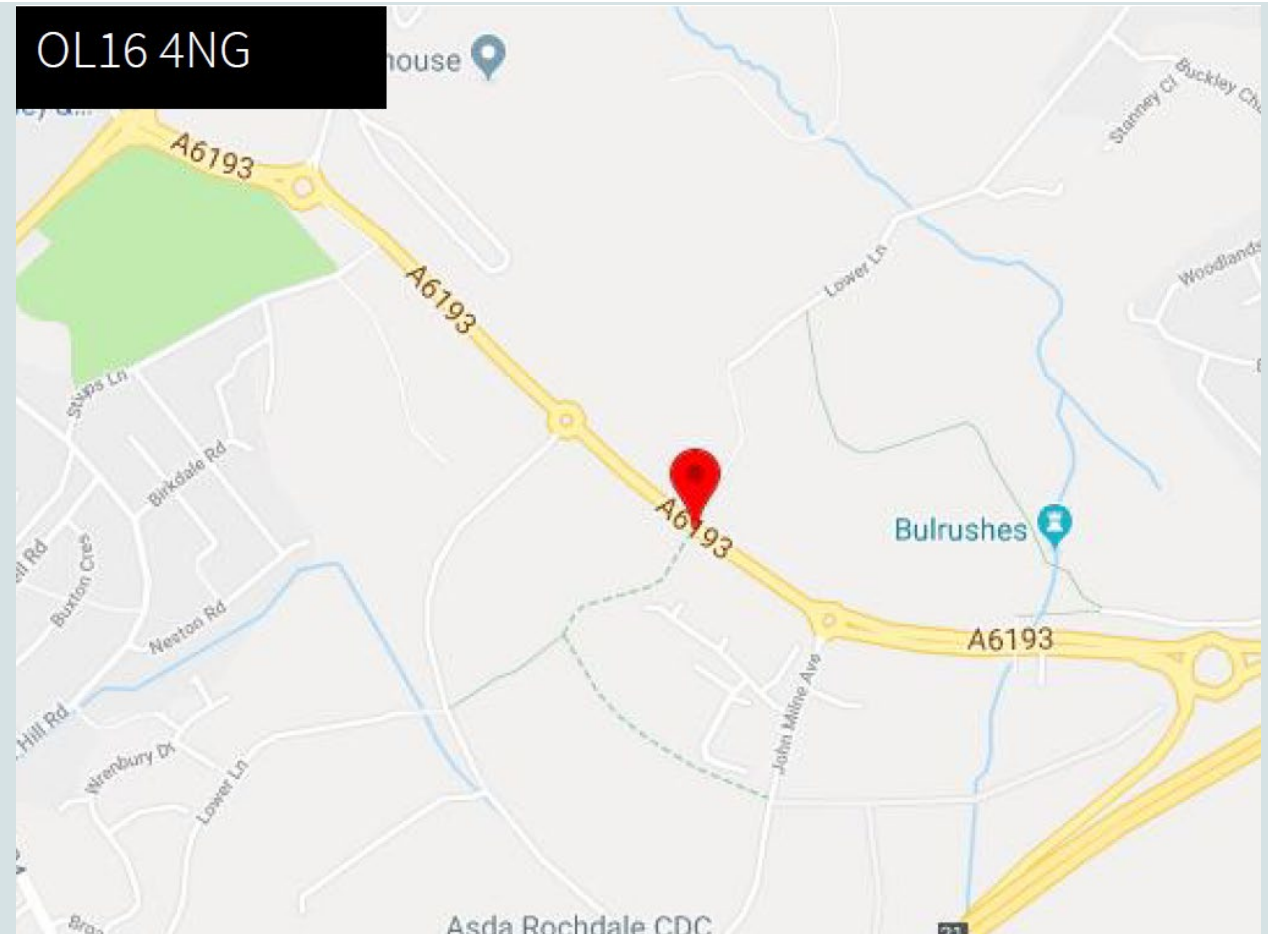
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Summary

- Good quality, modern unit
- Detached unit with secure yard
- 30 acres of green space
- Direct access to J21 M62
- Kingsway Metro on site

Tenant's fit out

The unit currently benefits from PV roof panels, an additional 17,835 sq ft (1,657 sq m) two storey mezzanine and is racked with c.7,500 pallet locations. Available by way of a separate negotiation. Further details upon request.



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Location

Kingsway Business Park is in a prime catchment location, with immediate access to J21 of the M62 and consequently, the surrounding motorway network, including the M60, M56, M66 and M6.

The park also benefits from a dedicated Metrolink station, providing direct access between Rochdale and Manchester city centre.

The unit is located on the corner of John Milne Avenue and James Watts Drive, in the heart of Kingsway Business Park.

Specification

- Detached, self-contained unit
- Fenced and gated service yard
- Separate car park with 70 spaces
- 10m eaves
- 2 dock level / 8 level access doors
- 50 Kn/m2 floor loading
- 250 KVA power supply
- First floor mezzanine offices
- BREEAM rating "Very Good"

Accommodation

Floor / Unit	Sq ft	Sq m
Warehouse/ production	71,284	6,623
Office (First Floor)	3,847	357
Total	75,131	6,980

EPC

This property has been graded as 21(A).

Rent

On application

Lease

The unit is available by way of assignment or sub-lease. Further details are available upon request.

Contacts

For further information, or to arrange a viewing, please contact:

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Subject to Contract

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