

# unit 1

RHODES BUSINESS PARK ■ MANCHESTER OLD ROAD ■ MIDDLETON ■ MANCHESTER ■ M24 4NE

CANMOOR

AVAILABLE  
Q2 2026



## New Industrial / Warehouse Unit 21,258 sq ft ( 1,975 sq m )

- Prime industrial / warehouse location
- Close proximity to J19 of the M60
- Targeting BREEAM 'Very Good'
- Planning consent for B2 and B8 uses
- Prominent position
- 24/7 hours of operation

# MANCHESTER

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# MANCHESTER

SPECIFICATION

- 

2 LEVEL  
ACCESS DOORS
- 

9M  
EAVES HEIGHTS
- 

50KN/M2 FLOOR  
LOADING
- 

35M  
YARD
- 

OFFICE VRF HEATING  
AND COOLING
- 

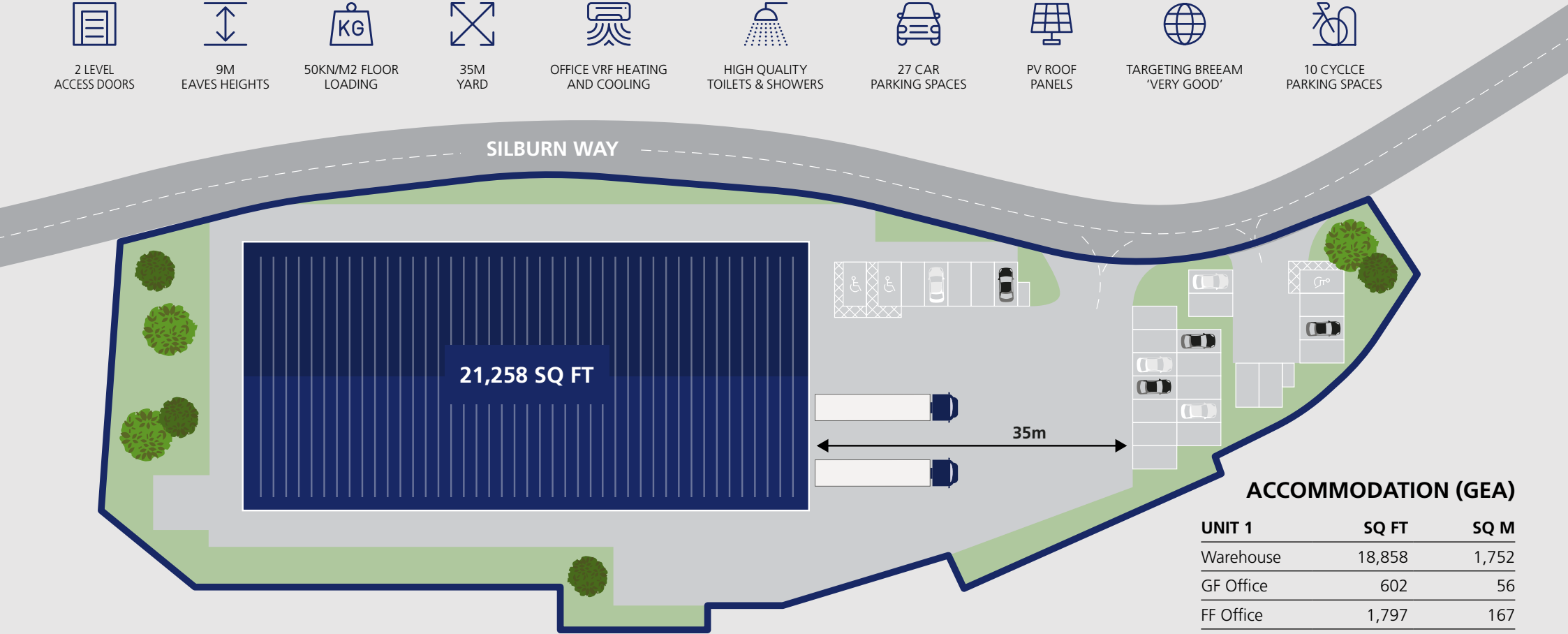
HIGH QUALITY  
TOILETS & SHOWERS
- 

27 CAR  
PARKING SPACES
- 

PV ROOF  
PANELS
- 

TARGETING BREEM  
'VERY GOOD'
- 

10 CYCLCE  
PARKING SPACES



ACCOMMODATION (GEA)

UNIT 1	SQ FT	SQ M
Warehouse	18,858	1,752
GF Office	602	56
FF Office	1,797	167
Total	21,258	1,975

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## LOCATION

Middleton is in Greater Manchester, 5 miles northeast of the city center. Rhodes Business Park lies 1.7 km southwest of Middleton and is just 1 mile from J19 of the M60 via the A576.

## DEMOGRAPHICS



2,923,180 people live within  
a 30 minute drive time.



Average gross pay is approximately 20.7% less than the wider North West.



Unemployment in the area is approximately 3.3% in comparison to the wider North West at 2.8% showing a readily available source of labour.

Source: Google Maps

Source: Nomis



## FURTHER INFORMATION

The units are available on new FRI leases.

## PLANNING

Planning consent for B2 and B8 uses.



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