

unit 1

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

CANMOOR

AVAILABLE
Q2 2026



New Industrial / Warehouse Unit 21,468 sq ft (1,994 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

unit 1

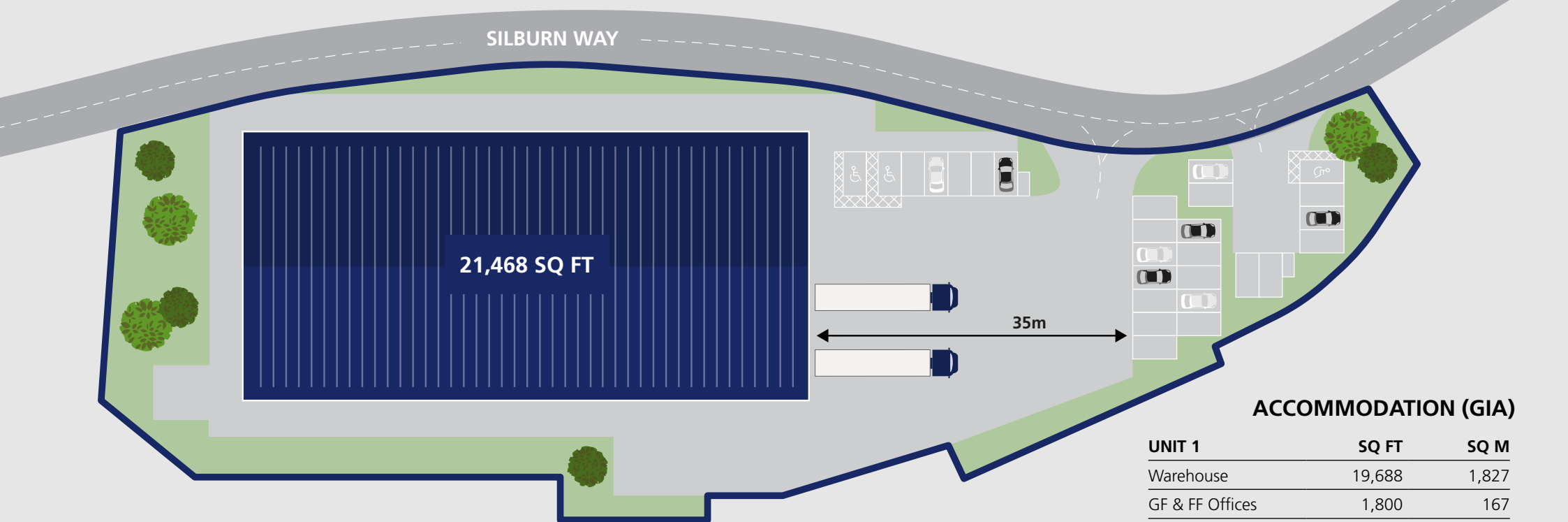
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MANCHESTER

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 BREEAM 'VERY GOOD'
- 10 CYCLCE PARKING SPACES



ACCOMMODATION (GIA)

UNIT 1	SQ FT	SQ M
Warehouse	19,688	1,827
GF & FF Offices	1,800	167
Total	21,468	1,994

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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.

COMMUNICATIONS



M60 J19	1 miles
M62 J18	2.5 miles
M66 J4	2.6 miles
Manchester	5 miles
Oldham	6 miles
Bolton	12 miles
M6 J21A	19 miles
Liverpool	38 miles

Source: Google Maps

DEMOGRAPHICS



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

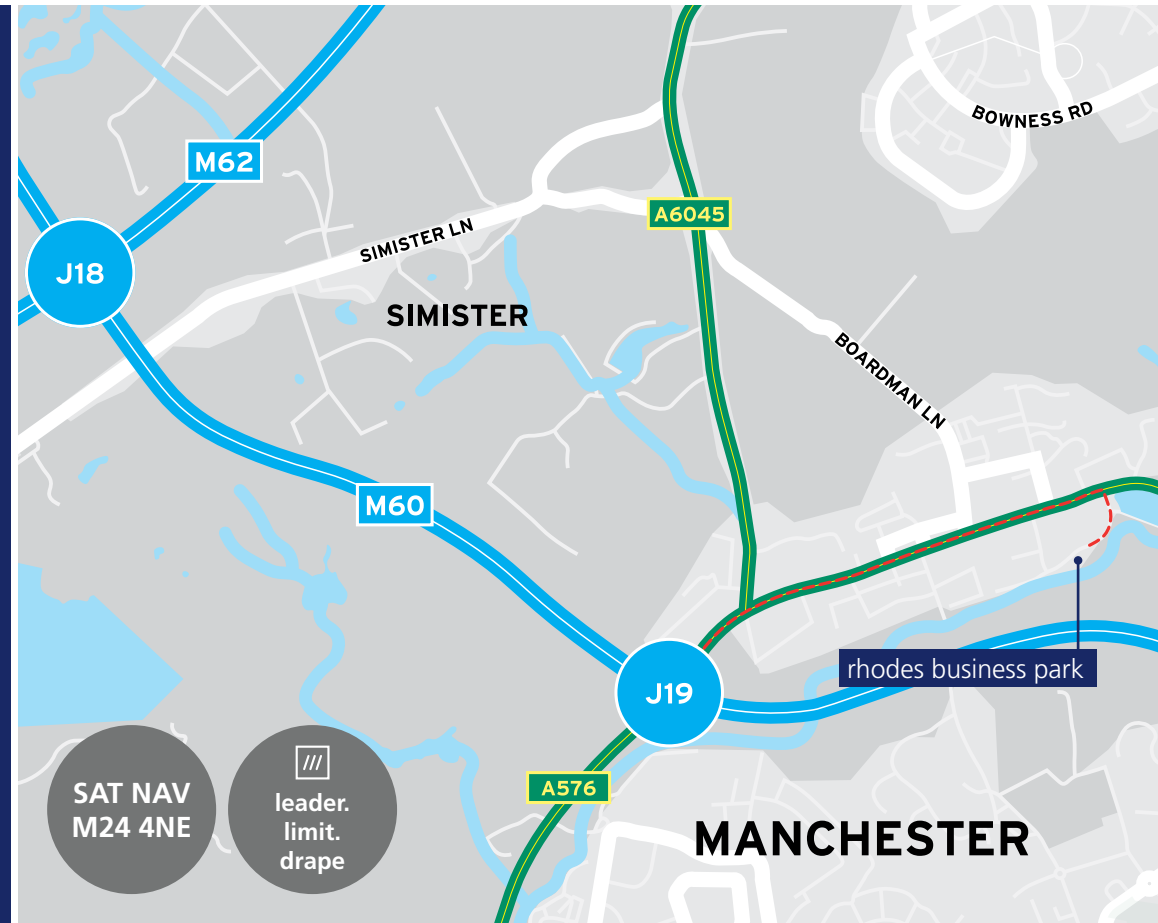


Average gross pay is approximately 20.7% less than the wider North West.



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: Nomis



FURTHER INFORMATION

The units are available on new FRI leases.

PLANNING

Planning consent for B2 and B8 uses.



Rob Tilley
07973 622 837
rob.tilley@knightfarnk.com

Bradley Norton
07870 393 145
bradley.norton@knightfrank.com

DTRE
0161 549 9760
www.dtre.com

Jack Weatherilt
07920 468 487
jack.weatherilt@dtre.com

Matt Styles
07701 275 588
matt.styles@dtre.com