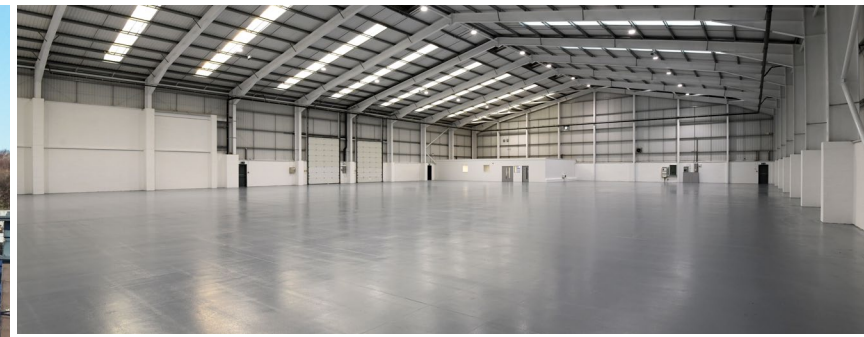


rhodes business park

MANCHESTER OLD ROAD ■ MIDDLETON ■ MANCHESTER ■ M24 4NE

CANMOOR



Refurbished and New Build Industrial / Warehouse Units 8,517 - 41,410 sq ft **TO LET**

- Prime industrial / warehouse location
- Close proximity to J19 of the M60
- Targeting BREEAM 'Very Good' and EPC A
- 24/7 hours of operation
- Fully refurbished units
- Secure, self-contained estate
- Full height level loading doors
- Up to 9m eaves heights

MANCHESTER

rhodes business park

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LOCAL AMENITIES



Sainsbury's



Travelodge



MANCHESTER

DESCRIPTION & ACCOMMODATION

The units are constructed of steel portal frame with a mixture of brick and steel-clad elevations under metal / profile sheet metal roofing.



UP TO 9M
EAVES HEIGHTS



FULL HEIGHT LEVEL
LOADING DOORS



24 HR GATED
SECURITY



DEDICATED
YARDS PER UNIT



ALLOCATED CAR PARKING
SPACES WITH EV CHARGING



HIGH QUALITY
OFFICE SPACE



TARGET
EPC A



STAFF
WELFARE



UP TO 50KN/M2
FLOOR LOADING



| UNIT 1 | SQ FT | SQ M |
|-----------------|---------------|--------------|
| Warehouse | 19,668 | 1,827 |
| GF & FF Offices | 1,800 | 167 |
| Total | 21,468 | 1,994 |

| UNIT 3* | SQ FT | SQ M |
|-------------------|---------------|--------------|
| Warehouse | 21,409 | 1,989 |
| Offices | 1,785 | 166 |
| Mezzanine Storage | 1,896 | 176 |
| Total | 25,090 | 2,331 |

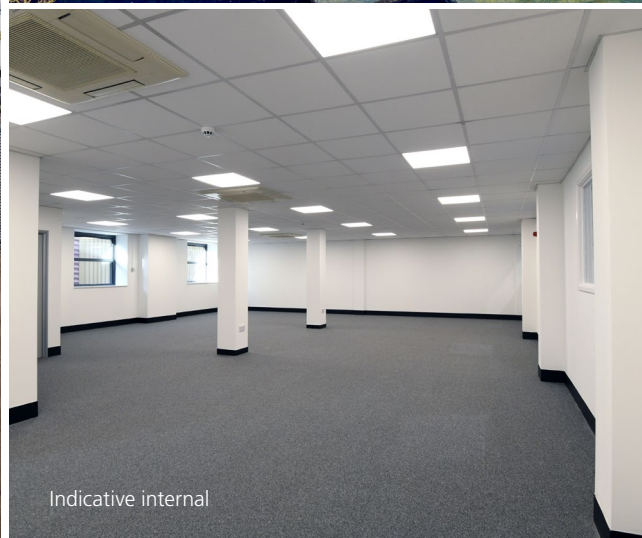
*Additional yard area can be created for unit 3 in the footprint of unit 4.

| UNIT 4 | SQ FT | SQ M |
|---------------------|--------------|------------|
| Ground Floor Office | 4,233 | 393 |
| First Floor Office | 4,284 | 398 |
| Total | 8,517 | 791 |

| UNIT 12 | SQ FT | SQ M |
|--------------|---------------|--------------|
| Warehouse | 39,962 | 3,713 |
| Offices | 1,448 | 134 |
| Total | 41,410 | 3,847 |

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MANCHESTER

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



ESG BENEFITS

ESG features incorporated to improve the occupier experience whilst minimising their impact upon the environment.



TARGET EPC A



UNIT 1 - PV ROOF PANELS



LED LIGHTING



C.20% ROOF LIGHTING IN SITU



CYCLE PARKING



STAFF WELFARE



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



Top 3 UK city by economic growth forecast 2024 – 2026



63.6% of the local population are of working age

rhodes business park

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CANMOOR

LOCATION

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

COMMUNICATIONS

🛣️ Road

| Road | Distance |
|---------|-----------|
| M60 J19 | 1 mile |
| M62 J18 | 2.5 miles |
| M66 J4 | 2.6 miles |
| M6 J21A | 19 miles |

✈️ Airport

| Airport | Distance |
|------------|-----------|
| Manchester | 21 miles |
| Liverpool | 107 miles |
| Birmingham | 109 miles |

🚗 Location

| Location | Distance |
|------------|----------|
| Manchester | 5 miles |
| Oldham | 6 miles |
| Bolton | 12 miles |
| Liverpool | 38 miles |

🚢 Port

| Port | Distance |
|----------------|-----------|
| Liverpool Port | 38 miles |
| Immingham | 105 miles |
| Felixstowe | 250 miles |

Source: Google Maps



FURTHER INFORMATION

The units are available on new FRI leases.

PLANNING

Planning consent for B2 and B8 uses.



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