

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

inter21

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



To M60 J19
1 Min 1 Mile

ECOLAB

ECOLAB

inter21

Milliken

PREMIER STONE

ECOLAB

A576

LOCAL AMENITIES

Sainsbury's



TESCO Travelodge

Premier Inn



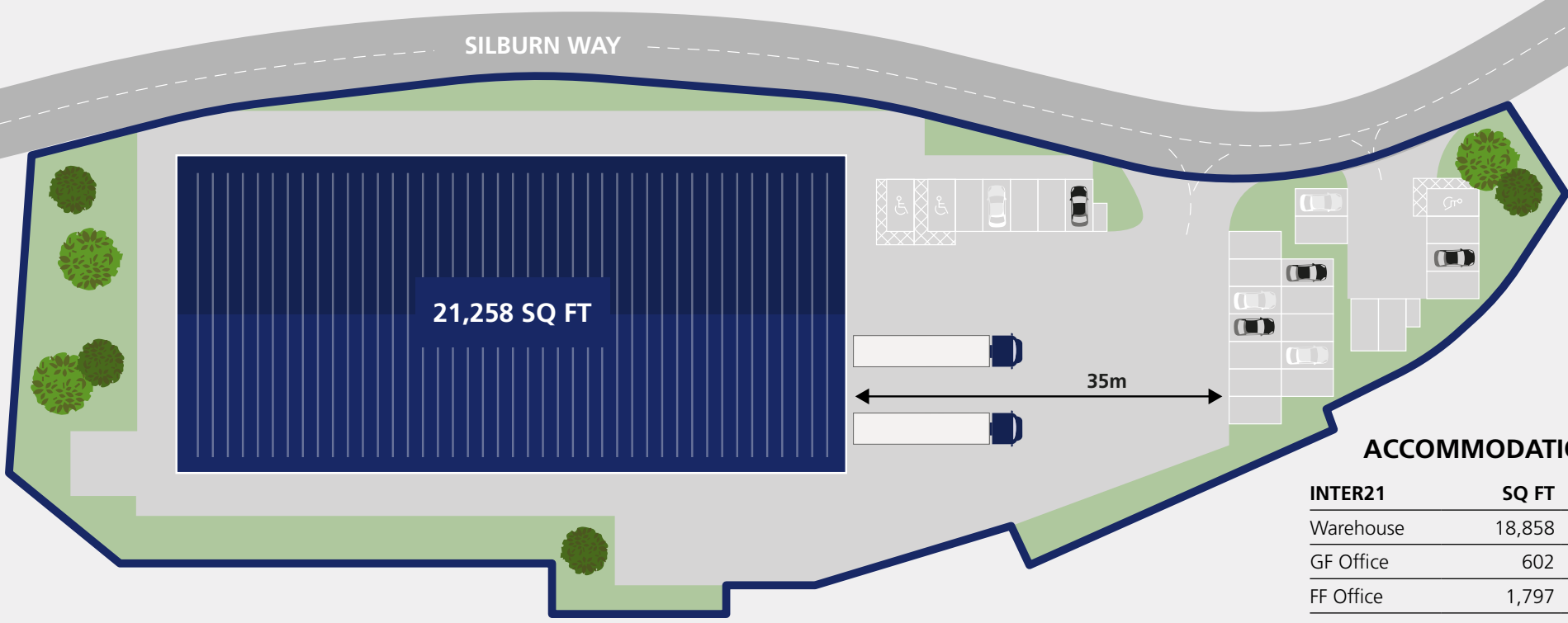
COSTA



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 CYCLE
PARKING SPACES



ACCOMMODATION (GEA)

INTER21	SQ FT	SQ M
Warehouse	18,858	1,752
GF Office	602	56
FF Office	1,797	167
Total	21,258	1,975

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.

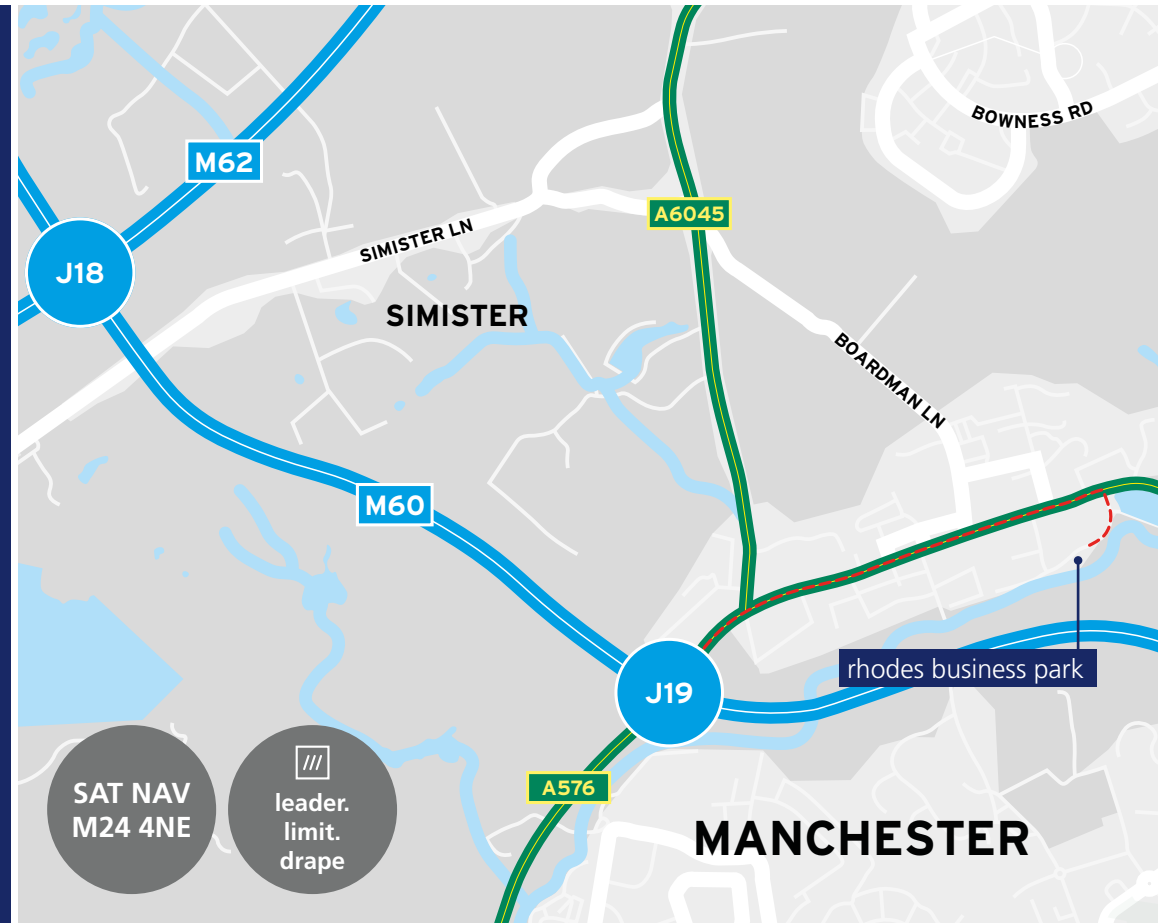


Average gross pay is approximately 20.7% less than the wider North West.



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.

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