

Rochdale  
Development  
Agency



# Reasons Why Rochdale is Great for Logistics

Your gateway to regional and global markets

# Introduction

Rochdale is a gateway to regional and global markets with around 1,800 businesses located in the borough. It is home to the largest commercial and logistics cluster in Greater Manchester. The sector is reaping the benefits of continuing strong economic growth in Rochdale and Greater Manchester, among the fastest growing regional economies in the UK.

This critical mass of freight, transportation and distribution activity makes Rochdale an attractive market that continues to see strong investment. Our story extends beyond strategic location alone. It is about a unique blend of entrepreneurship, public sector investment and co-operation.

1 in 5

logistical businesses in GM are located in Rochdale<sup>1</sup>



# 1

## Great Location

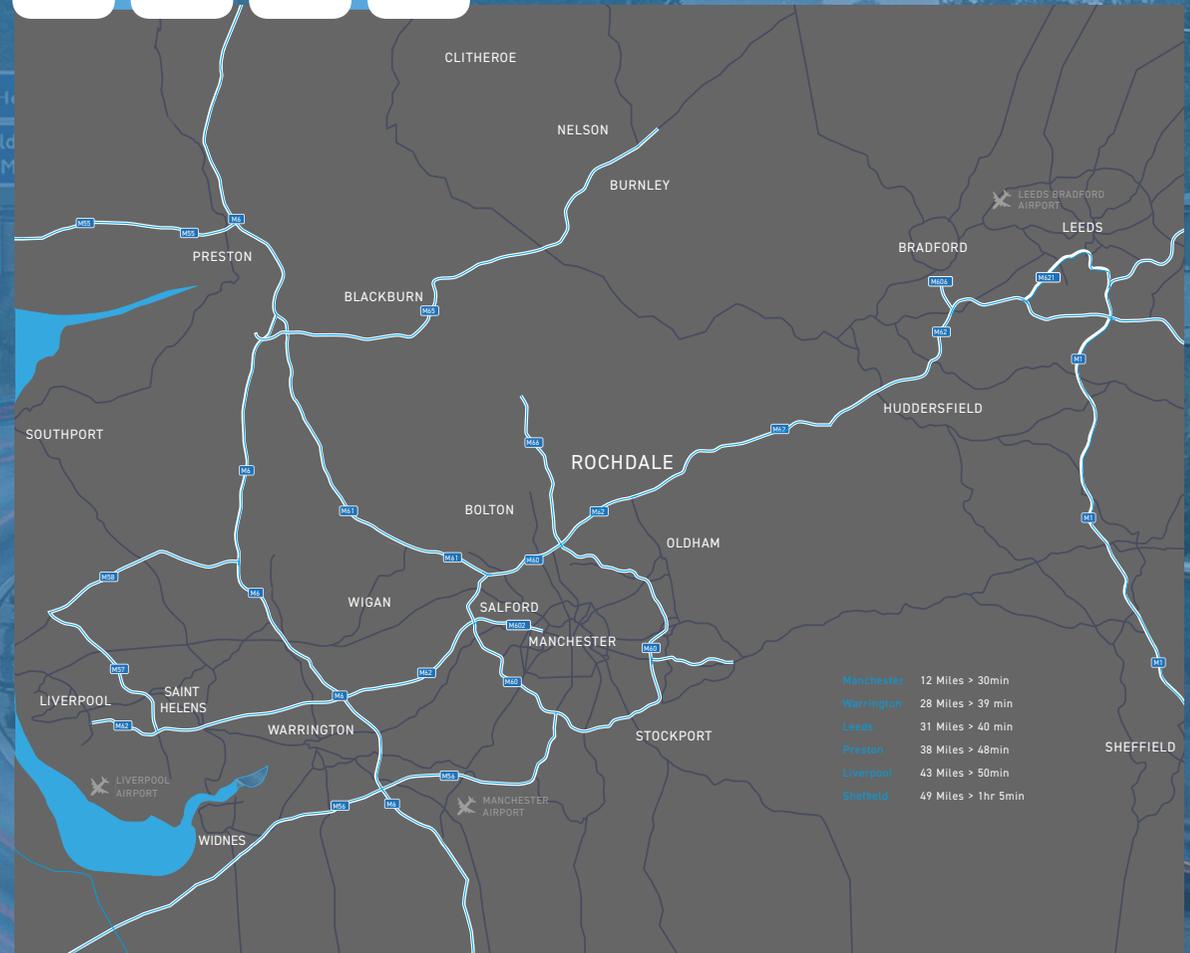
Rochdale is strategically located at the heart of the growing Northern Powerhouse. Approximately 27,000 people are employed in the logistics sector within a 30 minute drive of the town<sup>2</sup>.

Rochdale is a premier location for warehouse and distribution in the North of England, centrally located on the M62 motorway, a trade corridor of over 100 miles linking the ports of Liverpool and Hull as well as three of the top five largest urban areas in England. Manchester city centre is just 12 miles away. Manchester Airport, the UK's largest airport outside London, is just a 30 minute drive away. Handling over 100,000 tonnes of import and export freight annually, Manchester Airport provides direct connections to over 220 destinations worldwide.

Logistics operators based in Rochdale benefit from easy connections to the M62, M60 and M66 motorways, and the borough's business parks have access to a range of sustainable travel solutions including Metrolink and bus services direct to Manchester city centre.



1.6m people are within a 30 minute drive<sup>3</sup>



2. ONS, 2018  
3. Mott MacDonald

# Space To Grow

To meet the needs of a rapidly expanding distribution network, Rochdale has the highest amount of available industrial floorspace in the whole of Greater Manchester. The town boasts a wide range of cost-effective commercial industrial property and available sites for Design & Build with immediate access to the motorway network.

Rochdale has a range of high quality commercial and business parks, including Kingsway Business Park, Stakehill Industrial Estate and Heywood Distribution Park. The approved South Heywood link road from Junction 19 of the M62 motorway will unlock more than 1.45 million sq ft of additional commercial space when complete in 2020/21.

In the long term, Rochdale Council's emerging 'Northern Gateway' scheme is set to deliver ambitious growth with a further 8.9 million sq ft (2019 GMSF Greater Manchester Spatial Frame Work).



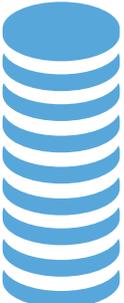
**10 million**  
sq ft of developable  
land is available

# 3

## Competitive Cost Base

Companies will make operational savings of up to 25% in comparison to other key locations in the North West and UK<sup>4</sup>.

High quality industrial space is currently up to 40% cheaper than other UK locations and less than half the price of London<sup>5</sup>.



**25%**  
up to 25% cheaper  
to locate in Rochdale  
compared to other  
regional locations

### Case Studies

- German logistics firm **Dachser** acquired local, family run firm Leach Distribution in 2010. From its current base in Rochdale, the company has grown operations from £6.5m to nearly £20m. Specialising in European road freight, Dachser has recently expanded with a 72,000 sq ft cross-dock facility at Kingsway Business Park.
- **Yearsley Logistics** is now part of the world's second largest refrigerated storage company, American owned Lineage logistics. From its base in Heywood it provides ambient and frozen storage and distribution services on behalf of companies including Sainsbury's, Iceland and Young's.
- **James Nuttall (Transport) Ltd** is a local business with a client base across manufacturing and retail. It has expertise in the distribution of hazardous freight and European palletised freight.
- **JD Sports**, the branded sportswear and fashionwear retailer, opened their first warehousing and distribution facility at Kingsway Business Park in 2012. They have subsequently increased the warehousing capability at Kingsway to create a facility of 1.4 million sq ft that employs over 1,000 people. This state-of-the-art distribution centre supplies the company's retail operations in the UK and Europe.

4. ONS

5. Colliers / EGI

# An Educated, Skilled and Motivated Labour Force

The availability of a large pool of labour with warehousing and transportation skills, positions Rochdale as a competitive location for the logistics industry. More than 6,000 people are employed in the industry, 8.6% of the workforce.

Educational institutions and training providers in Rochdale, such as Rochdale Sixth Form College and Hopwood Hall College, work closely with the logistics industry to ensure the future workforce has the skills and knowledge required by this industry.

Rochdale is within close proximity to Manchester Metropolitan University which offers PgCert, PgDip and an MSc in Logistics and Supply Chain Management which is accredited by The Institute of Logistics and Transport (CILT) and The Chartered Institute of Purchasing and Supply (CIPS). Additionally, the University of Bolton delivers an FdSc in Logistics and Supply Chain Management.

Rochdale also has a large pool of sub-contractors and workers in the support services alongside specific logistics training providers such as Rochdale Training and Mantra Learning, home to the National Logistics Academy.



people employed  
in logistics<sup>10</sup>



STEM students  
in the region<sup>11</sup>

6. Mott MacDonald  
7. Mott MacDonald  
8. HESA

9. Centre for Cities  
10. BRES, 2016  
11. HESA, 2016

# 5

## Excellent Business Support

To ensure a comprehensive offer, we work with a wide range of partners which includes; MIDAS, The Growth Company, Greater Manchester Chamber of Commerce, property agents and other council services such as Planning and Economic Development Services.

Rochdale Development Agency was established in 1993 and is dedicated to promoting Rochdale as a central investment location while continuing to support and assist existing investors. Actively encouraging and assisting investment and promoting the borough as one of the most business-friendly locations in the UK. The RDA has strong links with both the council and the commercial sector and has helped many logistics businesses relocate to the area including Dachser, JD Sports, ASDA (Wincanton) and Nobilia.

To make your business relocation as smooth as possible, the RDA is able to assist your business in many areas including commercial property searches, advice and guidance on expansion and relocation, advice on financial assistance and support with recruitment and training. There is a rapid response to all investor enquiries and we allocate a single point of contact within the team to co-ordinate all aspects of your investment enquiry. Once a business has located to Rochdale we have a dedicated aftercare service. This ensures businesses here thrive. Research undertaken by the ONS, showed that business survival rates in Rochdale have consistently been higher than for Greater Manchester as a whole.

Rochdale also has a large pool of sub-contractors and workers in the support services alongside specific logistics training providers such as Rochdale Training and Mantra Learning, home to the National Logistics Academy.

# Get in touch

To learn more about how we can assist you and your business, please contact the investment team.

The Rochdale Development Agency  
Number One River Side, Smith St,  
Rochdale OL16 1XU

Phone: **01706 927000**

Email: **[info@investinrochdale.co.uk](mailto:info@investinrochdale.co.uk)**

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