

lowry park

GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR

AVAILABLE
NOW



10 New Industrial Units

5,050 - 55,800 sq ft (469 - 5,184 sq m) **TO LET**

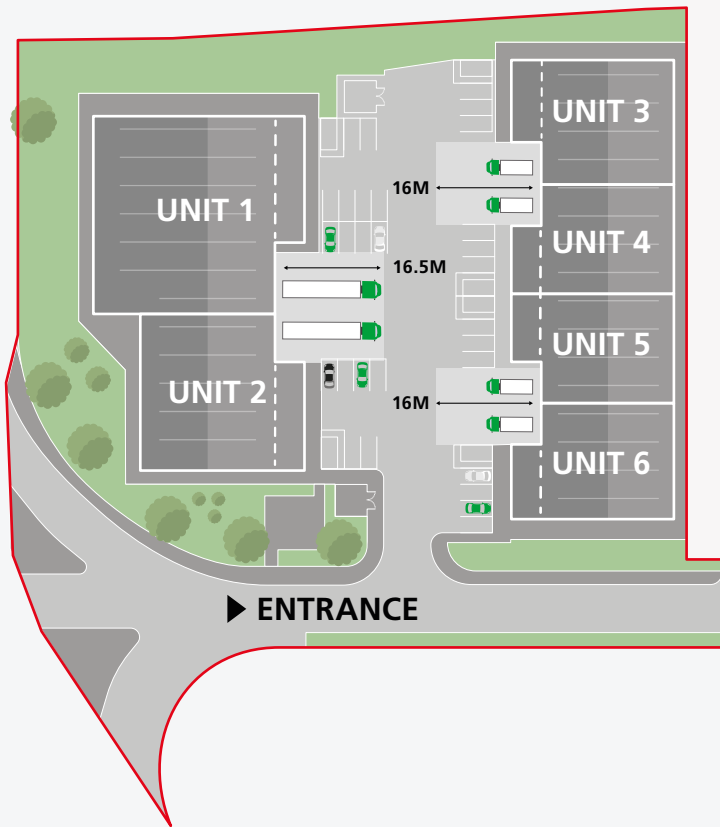
**PHASE 1 -
READY FOR OCCUPATION**

- Last mile logistics location
- 2 miles to Manchester City Centre
- 3 miles to M60 J21 & J22
- High quality specification
- Established business location
- Sustainable design and landscaped estate


MANCHESTER

lowry park

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8M CLEARING
WORKING HEIGHT


EV CHARGING
POINTS


ALLOCATED CAR
PARKING SPACES


HIGH QUALITY
OFFICES


APPROVED E(G),
B2 AND B8 USES


LEVEL ACCESS
LOADING DOORS


100 - 150
KVA POWER


37.5 KN/M2
FLOOR LOADING

ACCOMMODATION (GIA)

5,050 - 11,500 SQ FT

UNIT 1*	sq ft
Warehouse	9,900
Office	1,600
Total	11,500
Car Parking Spaces	11

UNIT 5*	sq ft
Warehouse	4,175
Office	875
Total	5,050
Car Parking Spaces	4

UNIT 2*	sq ft
Warehouse	5,950
Office	1,350
Total	7,300
Car Parking Spaces	7

UNIT 6*	sq ft
Warehouse	4,450
Office	950
Total	5,400
Car Parking Spaces	5

UNIT 3*	sq ft
Warehouse	4,750
Office	1,050
Total	5,800
Car Parking Spaces	5

*Units can be combined

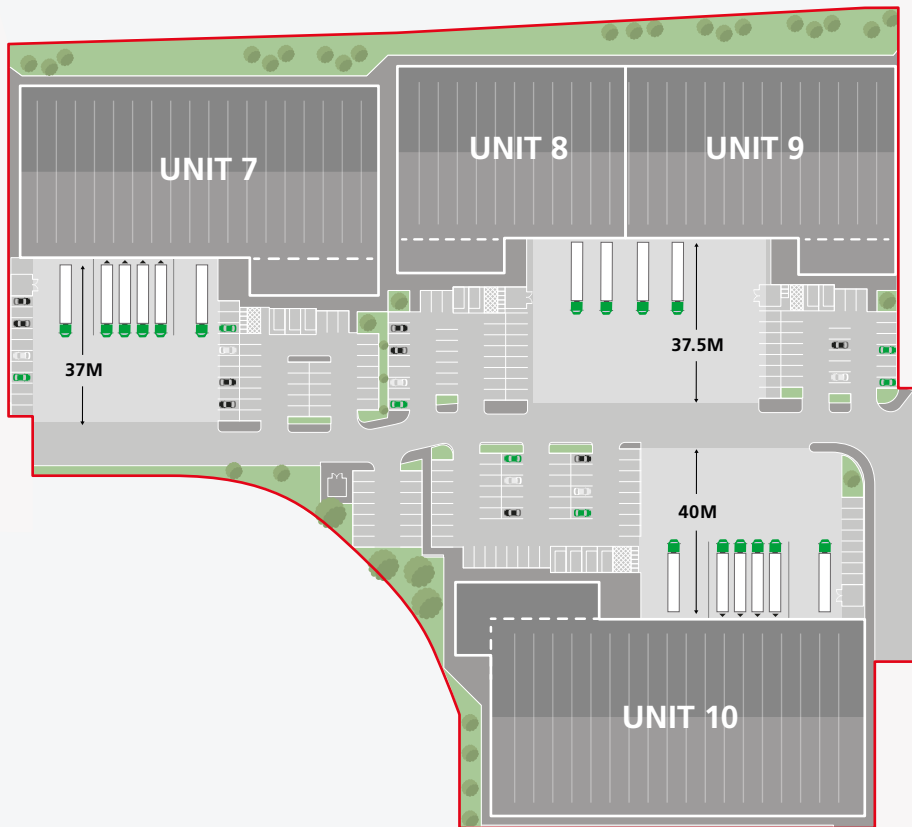
UNIT 4*	sq ft
Warehouse	4,175
Office	875
Total	5,050
Car Parking Spaces	4

MANCHESTER



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10M CLEARING
WORKING HEIGHT


ALLOCATED CAR
PARKING SPACES


UP TO 40M
YARD DEPTH



4 DOCK LEVEL
LOADING DOORS
(UNITS 7 & 10)


150 - 250
KVA POWER


EV CHARGING
POINTS


HIGH QUALITY
OFFICES


APPROVED E(G),
B2 AND B8 USES


2 LEVEL ACCESS
LOADING DOORS
(PER UNIT)


50 KN/M2
FLOOR LOADING

ACCOMMODATION (GIA) 25,800 - 55,800 SQ FT

UNIT 7	sq ft
Warehouse	36,900
Office	2,600
Total	39,500
Car Parking Spaces	53

UNIT 8*	sq ft
Warehouse	23,750
Office	2,050
Total	25,800
Car Parking Spaces	35

UNIT 9*	sq ft
Warehouse	28,000
Office	2,000
Total	30,000
Car Parking Spaces	32

UNIT 10	sq ft
Warehouse	44,200
Office	3,600
Total	47,800
Car Parking Spaces	75

*Units 8 & 9, can be combined to provide 55,800 sq ft

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9,763,325

People reached within a 60 minute drive time



Top 3 UK city by economic growth forecast 2024 – 2026



63.6% of the local population are of working age above national average



Average weekly pay in the region is £46.60 less than the UK average

MANCHESTER

SUSTAINABILITY

Sustainability has been at the heart of the design and construction of Lowry Park.
ESG features incorporated to improve the occupier experience whilst minimising their impact upon the environment.



EPC
A



BREEAM
VERY GOOD



PV
PANELS



EV CHARGING
POINTS



RESPONSIBLY
SOURCED MATERIALS



LANDSCAPED
ENVIRONMENT



CYCLE
SHELTERS



LED
LIGHTING



ROOF
LIGHTS



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CANMOOR

LOCATION

Lowry Park is strategically located for last mile logistics, less than 2 miles from Manchester City Centre and also the M60 and wider motorway network.

COMMUNICATIONS

Central Park Tram Stop	0.9 miles
Manchester	2 miles
Liverpool	37 miles
Leeds	40 miles
Birmingham	88 miles
London	202 miles
M60 J21/J22	3 miles
Manchester Airport	11 miles
Liverpool John Lennon Airport	35 miles
Port of Liverpool	43 miles



FURTHER INFORMATION

For more information and a full proposal, please contact:


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