

# lowry park

GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR



New Warehouse / Industrial Development  
From 5,050 sq ft - 146,000 sq ft **TO LET**

- 3.5 miles to M60 J21 & J22
- 25.31 acre site
- B8, B2 and B1 uses
- On site now
- 3 phase power
- High quality specification

# MANCHESTER

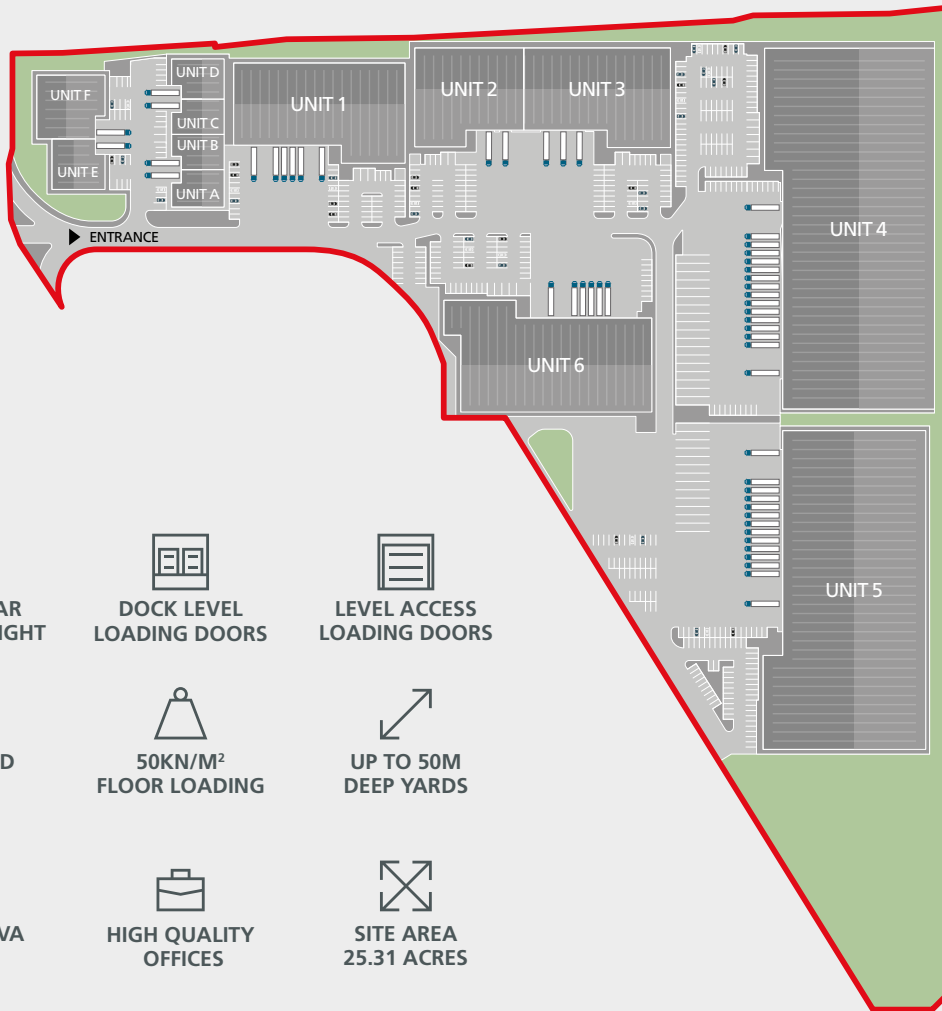
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INDICATIVE IMAGES

# MANCHESTER



8-12M CLEAR INTERNAL HEIGHT

DOCK LEVEL LOADING DOORS

LEVEL ACCESS LOADING DOORS

ALLOCATED PARKING SPACES

50KN/M<sup>2</sup> FLOOR LOADING

UP TO 50M DEEP YARDS

150 - 500 KVA POWER

HIGH QUALITY OFFICES

SITE AREA 25.31 ACRES



## ACCOMMODATION (GIA)

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

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

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

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

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

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

**UNIT 1** **39,500 sq ft**  
 Warehouse 36,900 sq ft  
 Office 2,600 sq ft  
 53 Car Parking Spaces

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

**UNIT 3** **34,500 sq ft**  
 Warehouse 31,900 sq ft  
 Office 2,600 sq ft  
 45 Car Parking Spaces

**UNIT 4** **146,000 sq ft**  
 Warehouse 136,400 sq ft  
 Office (FF) 4,800 sq ft  
 Office (SF) 4,800 sq ft  
 120 Car Parking Spaces

**UNIT 5** **123,600 sq ft**  
 Warehouse 116,300 sq ft  
 Office (FF) 3,650 sq ft  
 Office (SF) 3,650 sq ft

100 Car Parking Spaces

**UNIT 6** **51,000 sq ft**  
 Warehouse 47,400 sq ft  
 Office 3,600 sq ft  
 75 Car Parking Spaces

**TOTAL – 460,500 SQ FT**  
**TOTAL CAR PARKING SPACES – 469**

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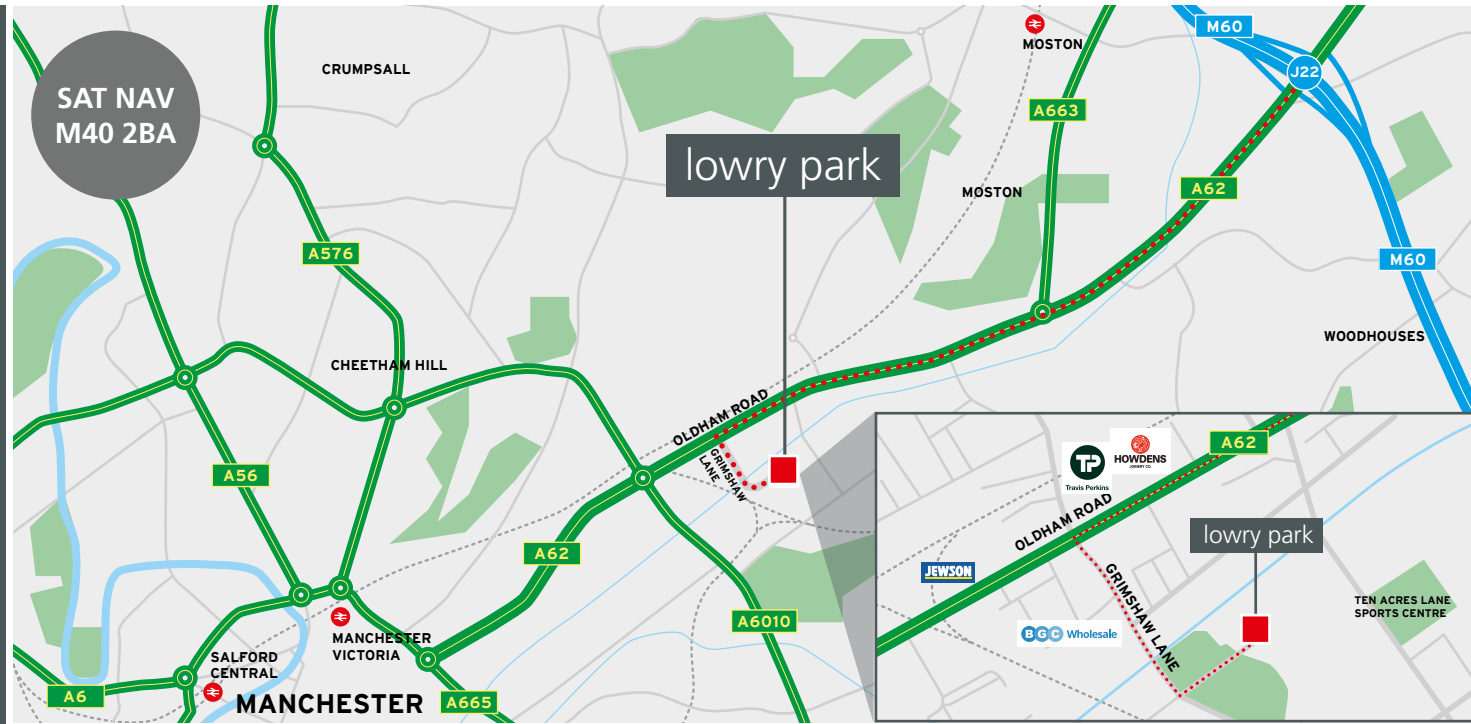
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## LOCATION

Lowry Park is strategically located just 3.5 miles from Junction 22 of the M60 and 3 miles from Manchester City Centre.

	miles
 Manchester	3
M60 J22	3.5
M6 J21a	17.8
Warrington	22.7
Liverpool	37.2
London	210.9
  	miles
Manchester Airport	11.6
Widnes Rail Freight Terminal	30.7
Liverpool Container Port	35.5
Liverpool John Lennon Airport	35.5
Ellesmere Port	41.3



 <p>63.6% of the local population are of working age</p>	<p><b>4.8%</b></p> <p>are unemployed, higher than the UK average of 3.9%</p>	 <p>Average weekly pay in the region is £46.60 less than the UK average</p>	 <p>6.2% of the local working population are employed in the transportation and storage sector</p>
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## FURTHER INFORMATION

For more information and a full proposal, please contact:



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