

lowry park

GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR

60%
LET



6 New Industrial Units Now Available
5,100 - 56,000 sq ft (474 - 5,202 sq m) **TO LET**

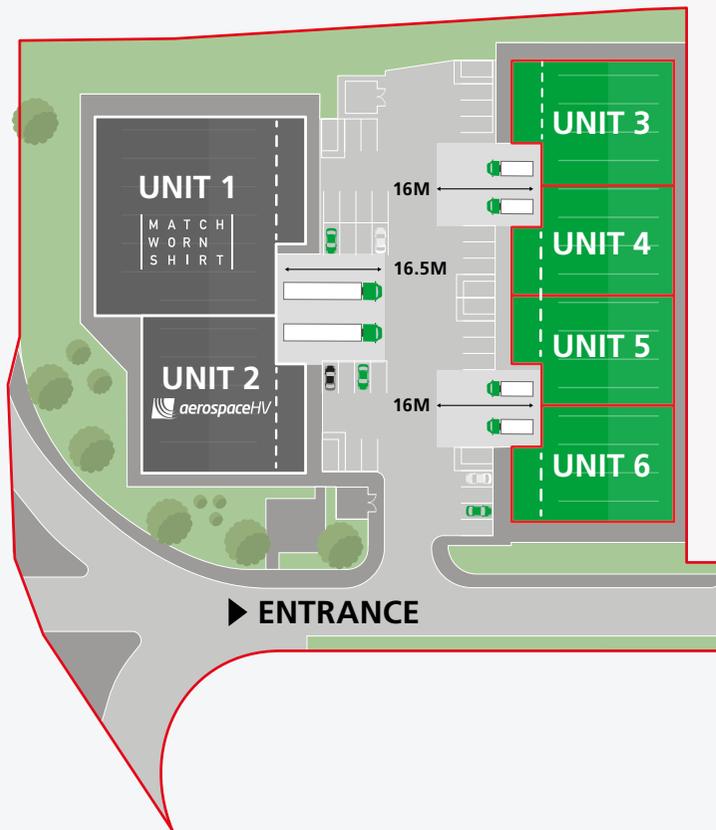
**PHASE 1 -
READY FOR OCCUPATION**

- Last mile logistics location
- 3 miles to M60 J21 & J22
- Up to 10m clear working height
- Up to 200 KVA power
- Up to 40m yard depth
- Approved B2/B8 use

MANCHESTER

lowry park

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8M CLEAR
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)

5,127 - 11,559 SQ FT

| MATCH WORN SHIRT | sq ft |
|----------------------------|---------------|
| Warehouse | 9,510 |
| Office UNIT 1 - LET | 2,049 |
| Total | 11,559 |
| Car Parking Spaces | 11 |

| UNIT 4* | sq ft |
|--------------------|--------------|
| Warehouse | 3,800 |
| Office | 1,328 |
| Total | 5,128 |
| Car Parking Spaces | 4 |

| AEROSPACEHV LTD | sq ft |
|----------------------------|--------------|
| Warehouse | 5,579 |
| Office UNIT 2 - LET | 1,797 |
| Total | 7,376 |
| Car Parking Spaces | 7 |

| UNIT 5* | sq ft |
|--------------------|--------------|
| Warehouse | 3,802 |
| Office | 1,325 |
| Total | 5,127 |
| Car Parking Spaces | 4 |

| UNIT 3* | sq ft |
|--------------------|--------------|
| Warehouse | 4,374 |
| Office | 1,508 |
| Total | 5,882 |
| Car Parking Spaces | 5 |

| UNIT 6* | sq ft |
|--------------------|--------------|
| Warehouse | 4,076 |
| Office | 1,411 |
| Total | 5,487 |
| Car Parking Spaces | 5 |

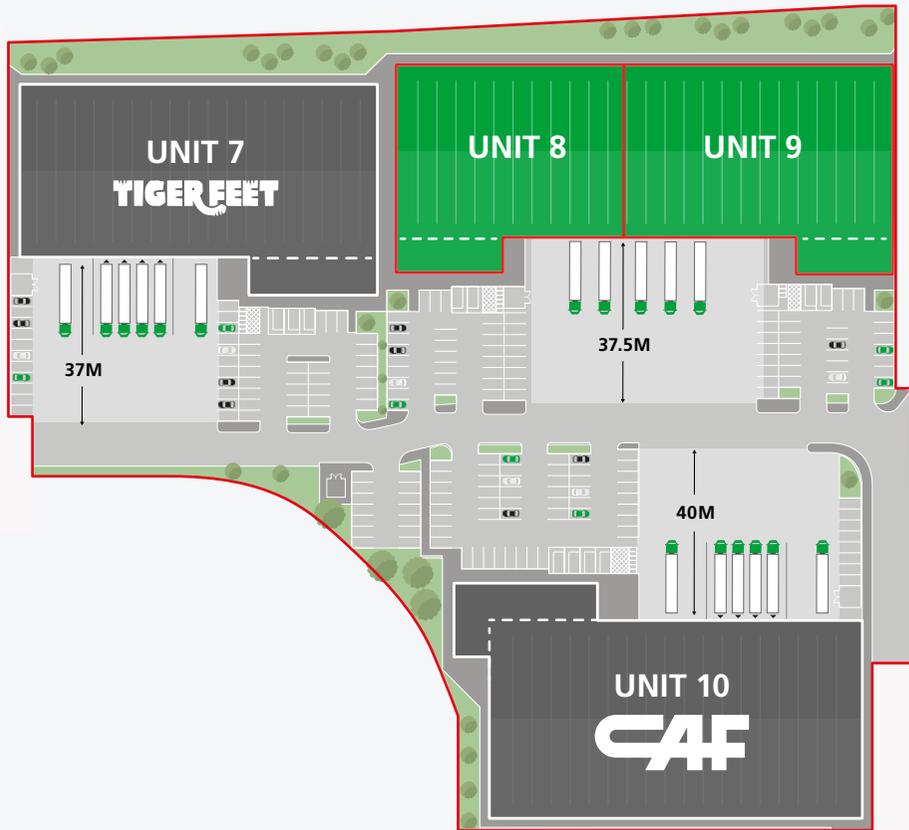
*Units can be combined

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10M CLEAR
WORKING HEIGHT


ALLOCATED CAR
PARKING SPACES


UP TO 40M
YARD DEPTH


POWER
UNIT 8 - 150 KVA
UNIT 9 - 200 KVA


SECURE
SITE


EV CHARGING
POINTS


HIGH QUALITY
OFFICES


APPROVED E(G),
B2 AND B8 USES


LEVEL ACCESS LOADING DOORS
UNIT 8 - 2
UNIT 9 - 3


50 KN/M2
FLOOR LOADING

ACCOMMODATION (GIA) 25,800 - 56,009 SQ FT

| TIGER FEET LIMITED | sq ft |
|----------------------------|---------------|
| Warehouse | 36,974 |
| Office UNIT 7 - LET | 2,639 |
| Total | 39,613 |
| Car Parking Spaces | 53 |

| UNIT 8* | sq ft |
|--------------------|---------------|
| Warehouse | 23,231 |
| Office | 2,666 |
| Total | 25,897 |
| Car Parking Spaces | 35 |

| UNIT 9* | sq ft |
|--------------------|---------------|
| Warehouse | 27,496 |
| Office | 2,616 |
| Total | 30,112 |
| Car Parking Spaces | 32 |

| CAF | sq ft |
|-----------------------------|---------------|
| Warehouse | 43,610 |
| Office UNIT 10 - LET | 4,271 |
| Total | 47,881 |
| Car Parking Spaces | 75 |

*Units can be combined

MANCHESTER



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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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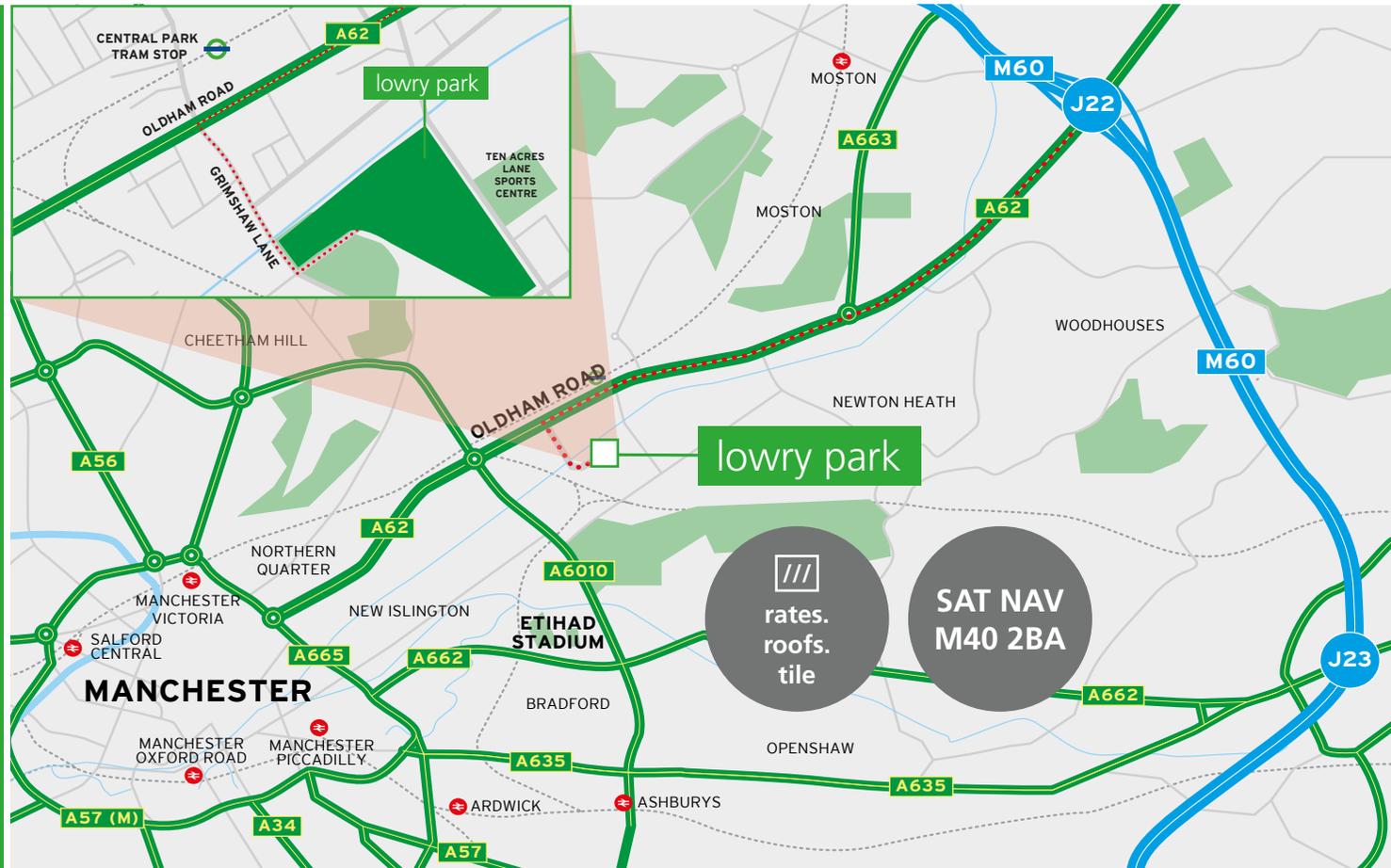
CANMOOR

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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