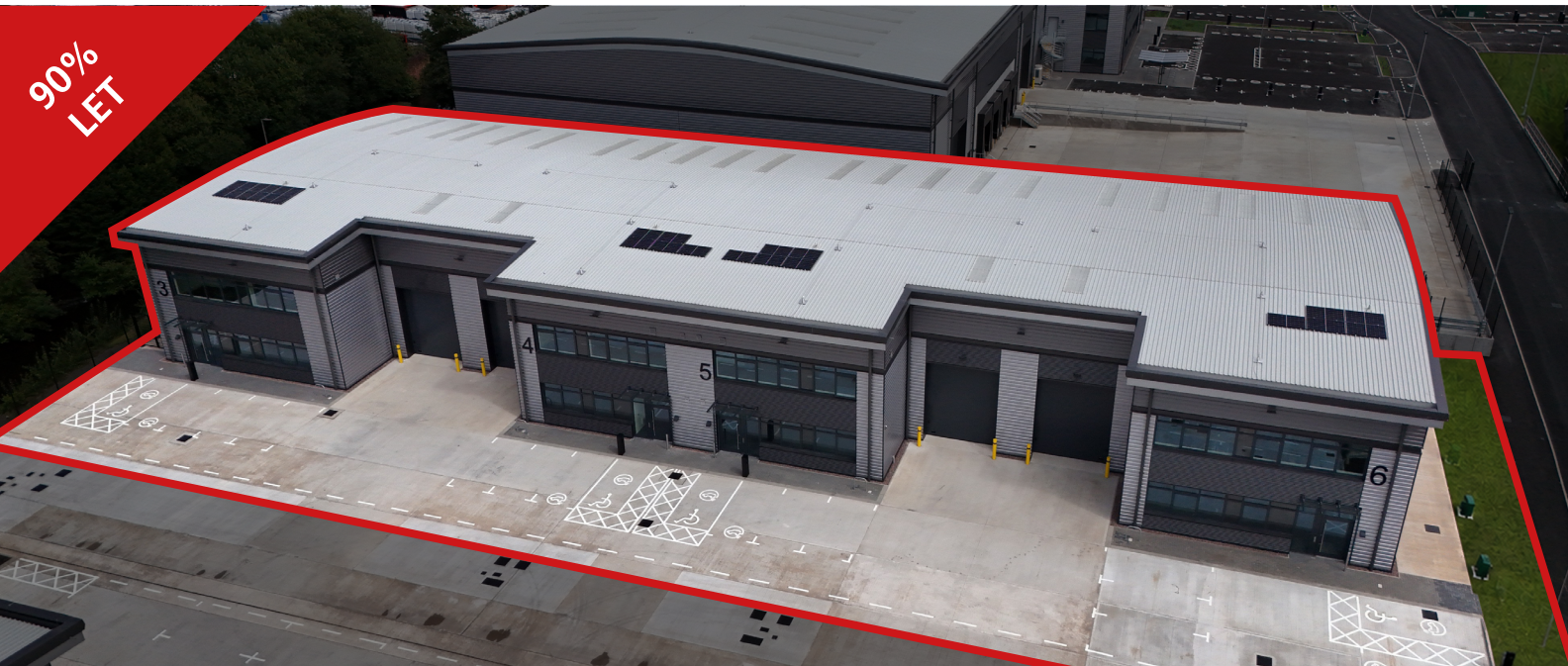


lowry park

GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR

90%
LET



Last 4 New Industrial Units Available
5,127 - 21,624 sq ft (476 - 2,009 sq m) **TO LET**

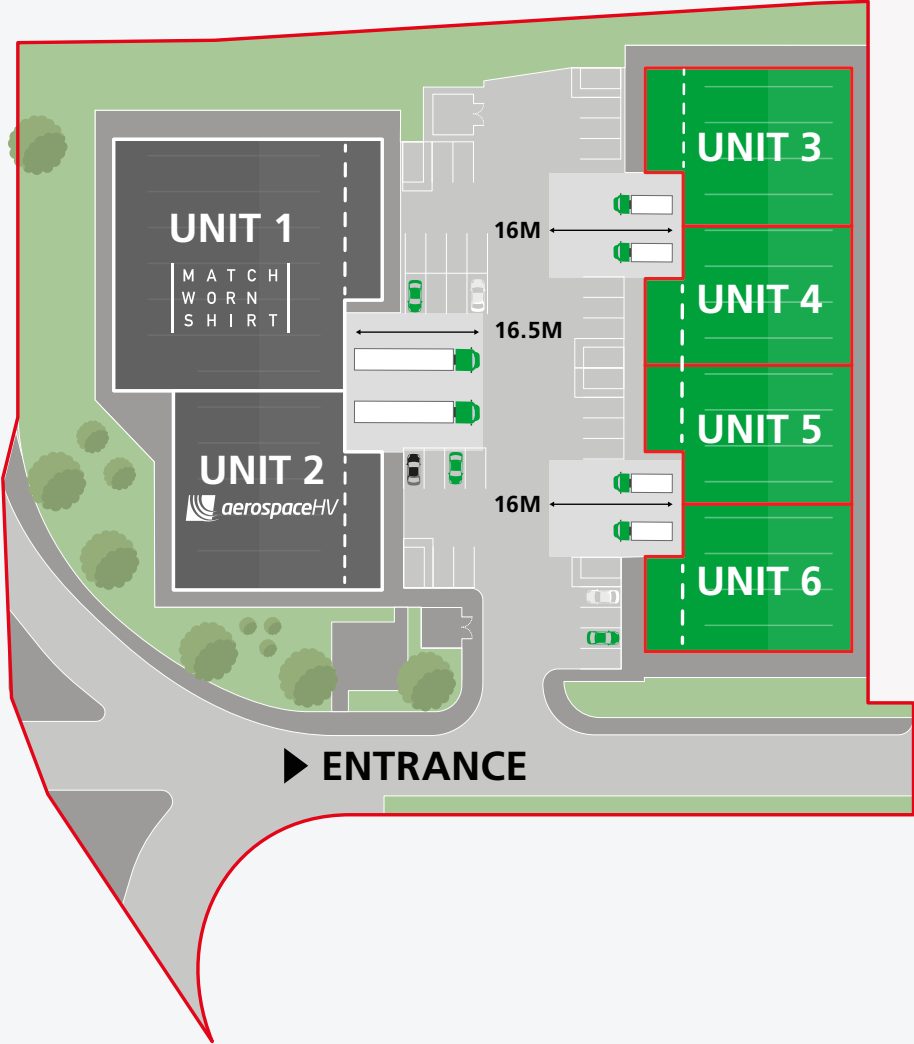
READY FOR OCCUPATION NOW
INCENTIVES AVAILABLE

- Last mile logistics location
- 3 miles to M60 J21 & J22
- 8m clear working height
- Up to 100 kVA power
- 16m yard depth
- Approved E(g), B2 & B8 uses

MANCHESTER

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ACCOMMODATION (GIA) 5,127 - 21,624 SQ FT

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

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

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

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

*Units can be combined


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 KVA POWER
PER UNIT


37.5 KN/M2
FLOOR LOADING

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



lowry park

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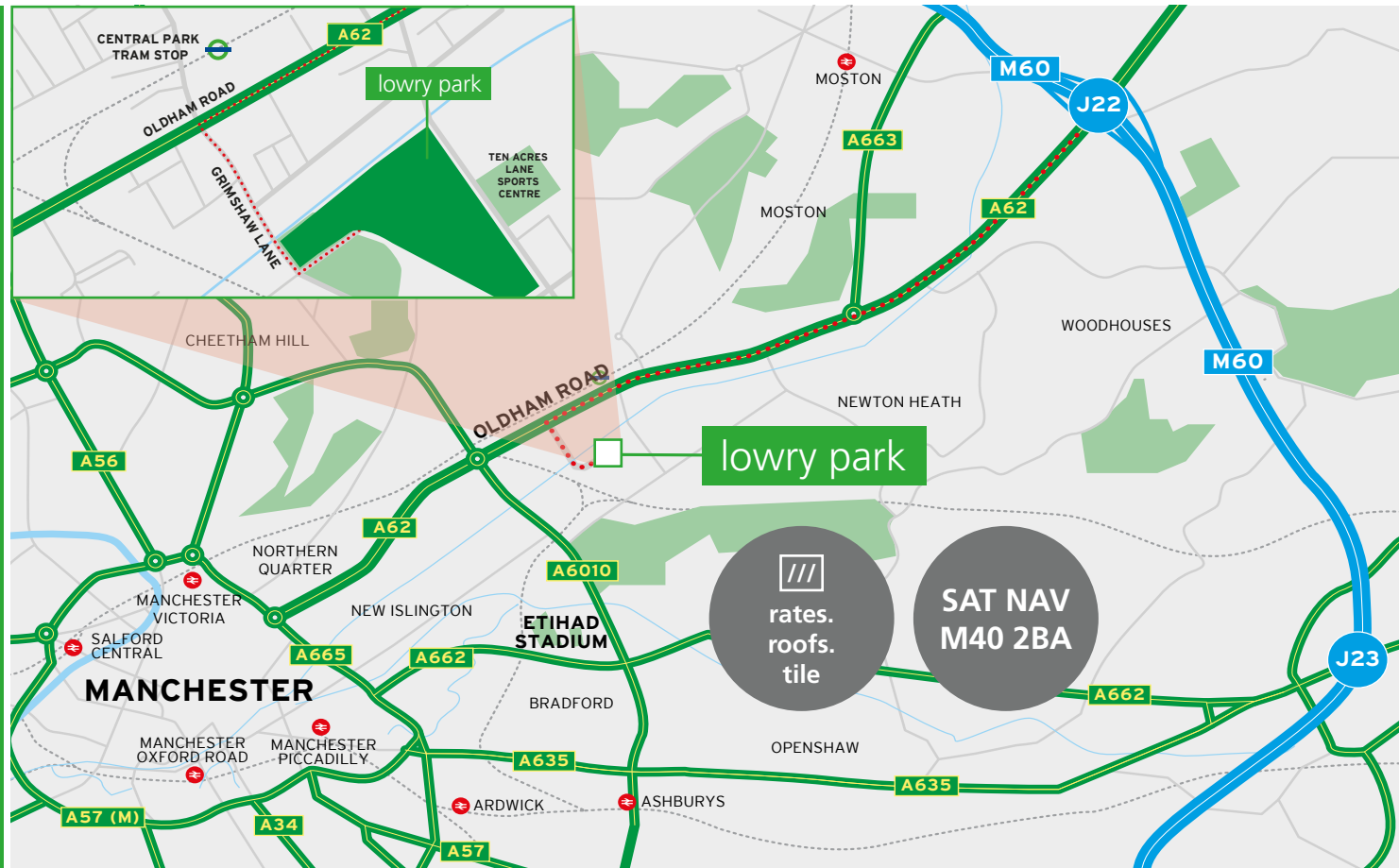
CANMOOR

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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