

lowry park

GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR



Design and Build Opportunity From 7,700 sq ft - 315,800 sq ft **TO LET**

AVAILABLE FOR OCCUPATION Q4 2021

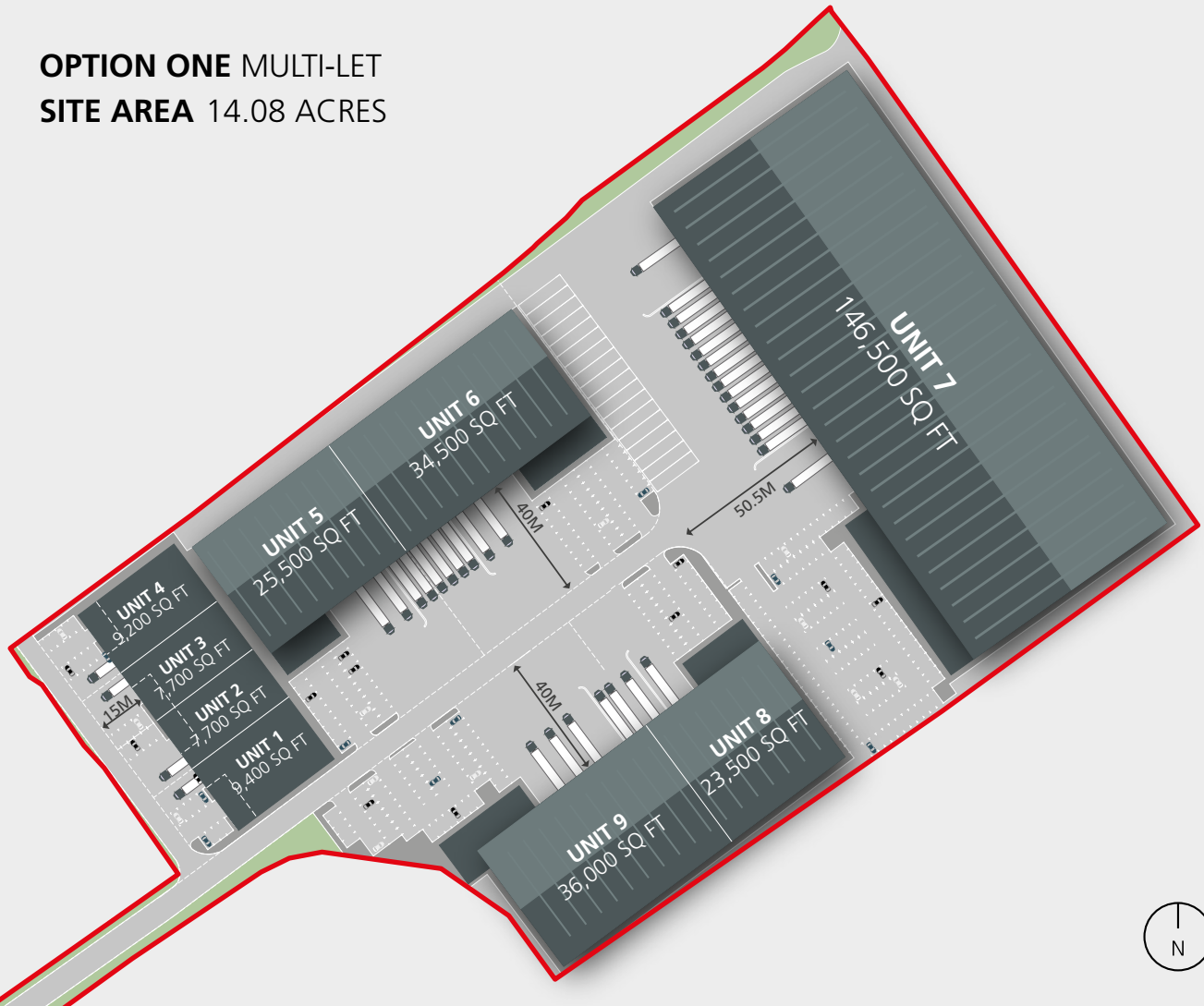
- Close proximity to M60 J22
- 14.08 acre site
- B8, B2 and B1 uses
- Build to suit opportunity
- 3 phase power
- High quality specification

MANCHESTER

lowry park

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OPTION ONE MULTI-LET
SITE AREA 14.08 ACRES

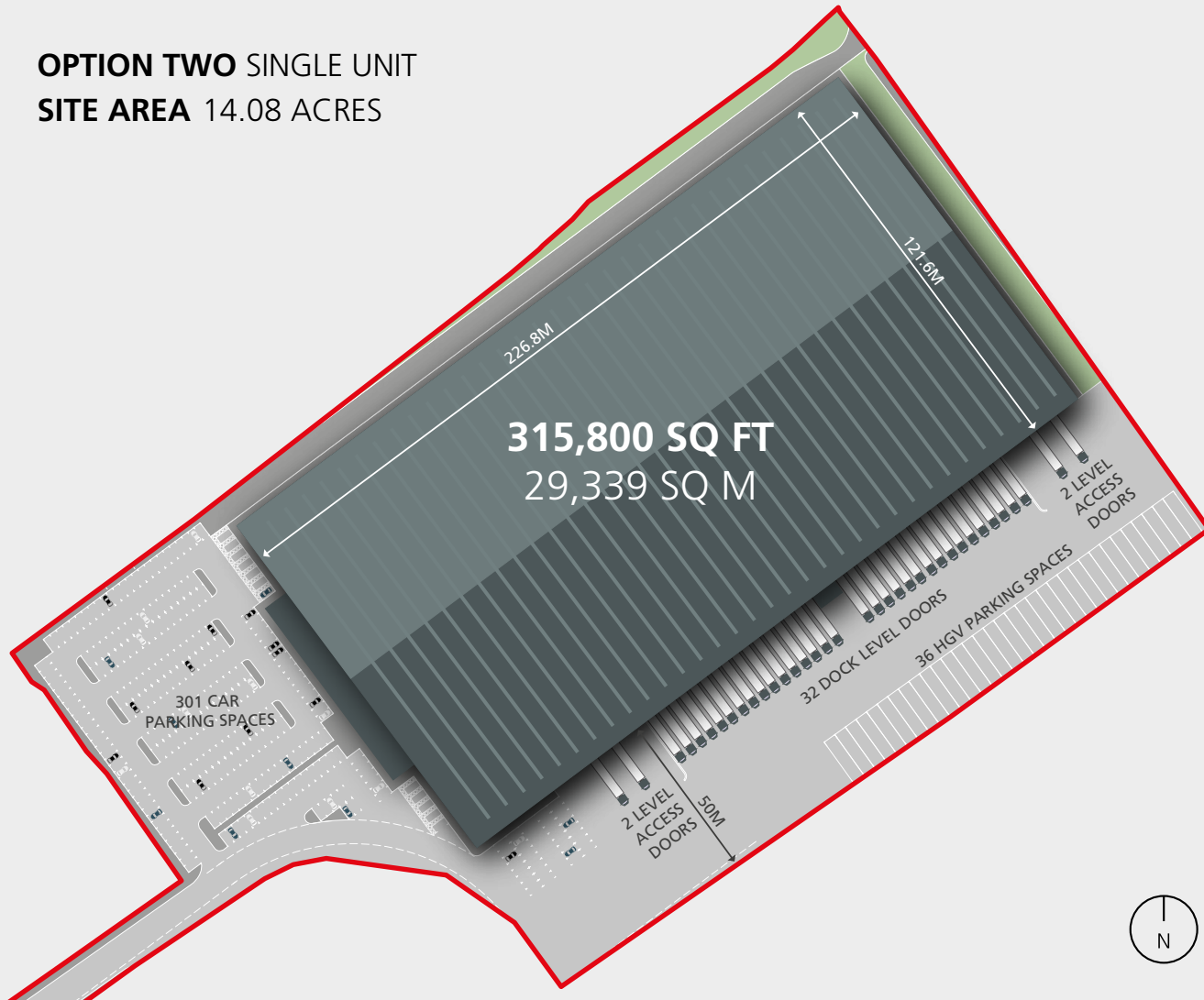


ACCOMMODATION (GIA)

UNIT 1	9,400 sq ft	UNIT 6	34,500 sq ft
Warehouse	8,500 sq ft	Warehouse	32,300 sq ft
First Floor Offices	900 sq ft	First Floor Offices	2,200 sq ft
10 Car Parking Spaces		41 Car Parking Spaces	
UNIT 2	7,700 sq ft	UNIT 7	146,500 sq ft
Warehouse	7,000 sq ft	Warehouse	137,000 sq ft
First Floor Offices	700 sq ft	First & Second Floor Offices	9,500 sq ft
5 Car Parking Spaces		115 Car Parking Spaces	
UNIT 3	7,700 sq ft	UNIT 8	23,500 sq ft
Warehouse	7,000 sq ft	Warehouse	22,000 sq ft
First Floor Offices	700 sq ft	First Floor Offices	1,500 sq ft
5 Car Parking Spaces		32 Car Parking Spaces	
UNIT 4	9,200 sq ft	UNIT 9	36,000 sq ft
Warehouse	8,300 sq ft	Warehouse	33,000 sq ft
First Floor Offices	900 sq ft	First Floor Offices	3,000 sq ft
10 Car Parking Spaces		64 Car Parking Spaces	
UNIT 5	25,500 sq ft		
Warehouse	23,900 sq ft		
First Floor Offices	1,600 sq ft		
33 Car Parking Spaces			
		TOTAL – 300,000 SQ FT	

MANCHESTER

OPTION TWO SINGLE UNIT
SITE AREA 14.08 ACRES



ACCOMMODATION (GIA)

UNIT 1	sq ft
Warehouse	304,800
First & Second Floor Offices	11,000
Total	315,800

GENERAL SPECIFICATION


 32 DOCK
 LEVEL DOORS


 4 LEVEL
 ACCESS DOORS


 15M EAVES
 HEIGHT


 UP TO 50 KN/M²
 FLOOR LOADING


 UP TO 50M
 YARD DEPTH


 301 CAR PARKING
 SPACES

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LOCATION

Strategically located just 4.2 miles from Junction 22 of the M60 and 5.2 miles from Manchester City Centre, the unit sits amongst major local occupiers such as:



Travis Perkins



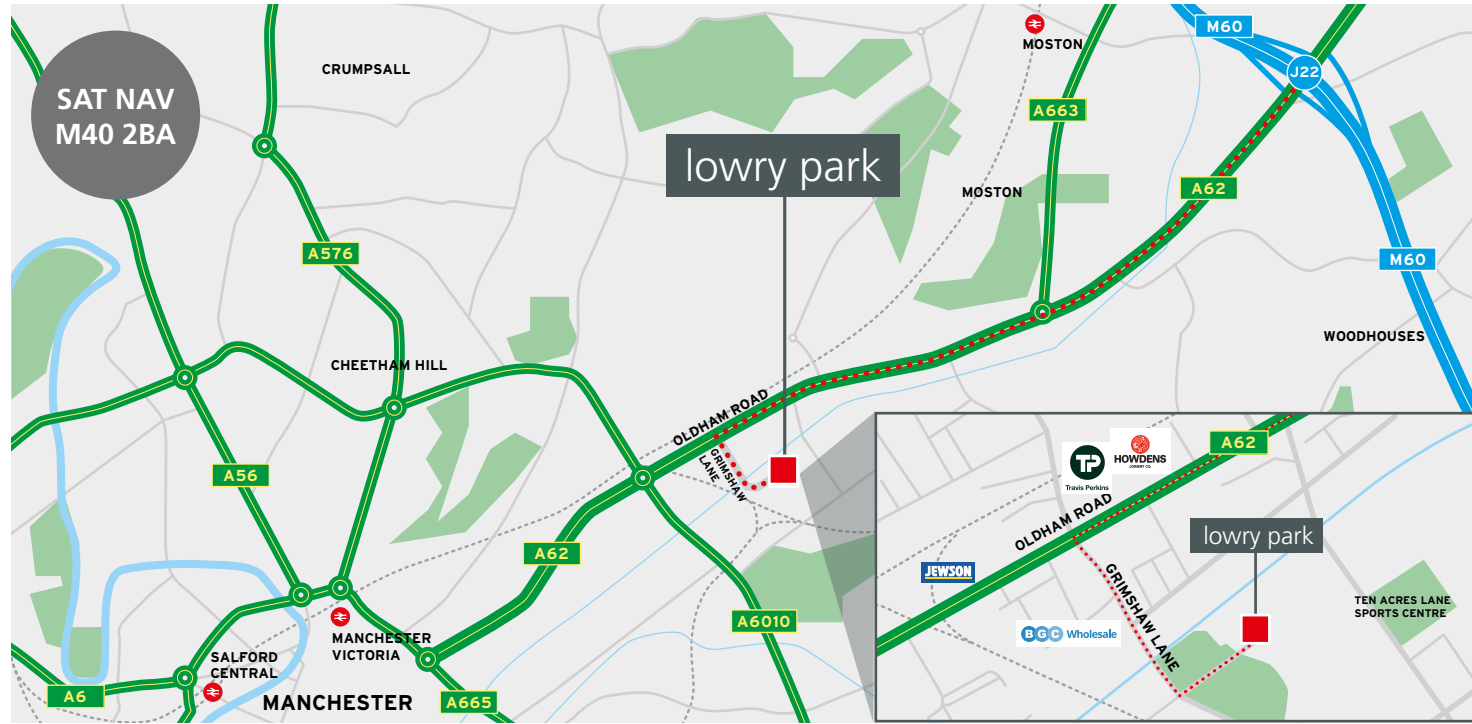
miles

M60 J22	4.2
M6 J21a	17.8
Manchester	5.2
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



63.6% of the local population are of working age

4.8%

are unemployed, higher than the UK average of 3.9%

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

6.2% of the local working population are employed in the transportation and storage sector

FURTHER INFORMATION

For more information and a full proposal, please contact:



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