

unit 11 & 12

LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR

14 MONTHS
DELIVERY



Computer generated image



Lowry Park Phase 1



Computer generated image

Phase 2 - Pre-Let Opportunities

Unit 11 - 153,700 sq ft & Unit 12 - 123,600 sq ft

- Last mile logistics location
- 3 miles to M60 J21 & J22
- 12m clear working height
- 500 KVA power per unit
- 50m yard depth
- Planning B2/B8 use

MANCHESTER

unit 11 & 12

LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA



9,763,325

People reached within a 60 minute drive time



Top 3 UK city by economic growth forecast 2024 – 2026



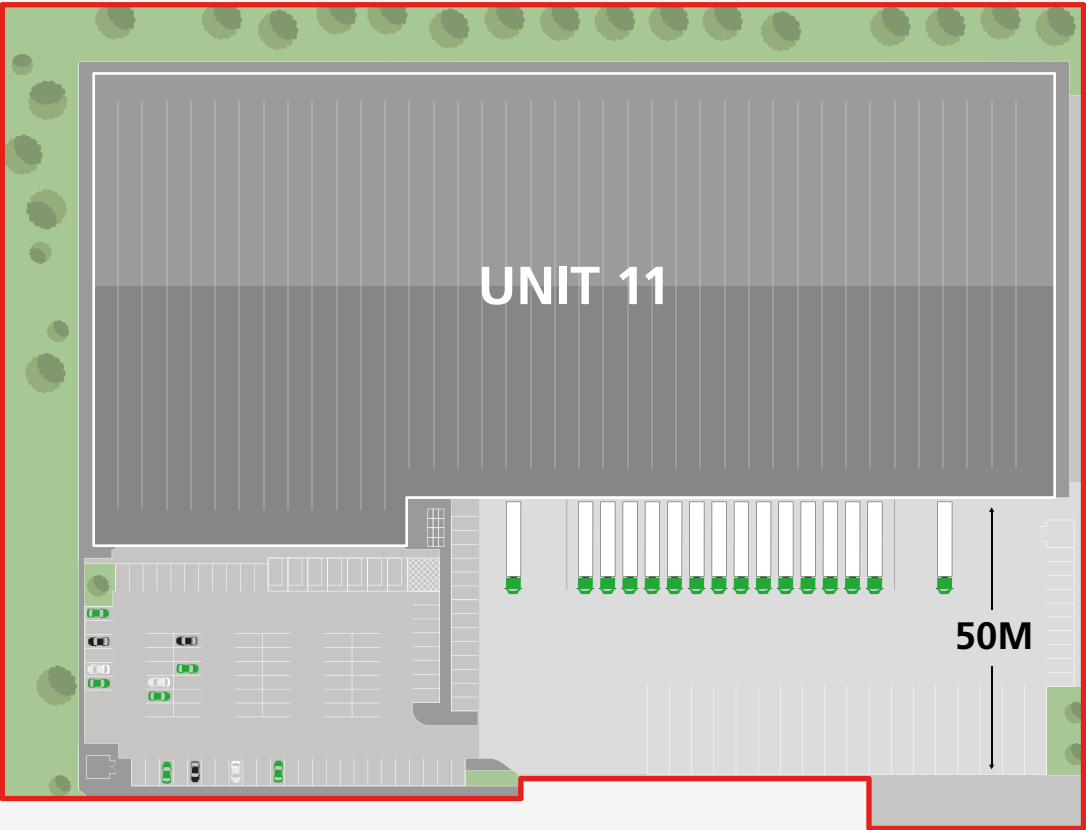
63.6% of the local population are of working age above national average



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

MANCHESTER

ACCOMMODATION (GIA) AND SPECIFICATION



UNIT 11	SQ FT
Warehouse	144,100
First Floor Office	4,800
Second Floor Office	4,800
TOTAL	153,700

500 KVA
POWER PER UNIT

50 KN/M2 FLOOR
LOADING

12M CLEAR
WORKING HEIGHT

EV CHARGING
POINTS

UP TO 50M
YARD DEPTH

14 DOCK LEVEL
LOADING DOORS

120 CAR
PARKING SPACES

HIGH QUALITY
OFFICES

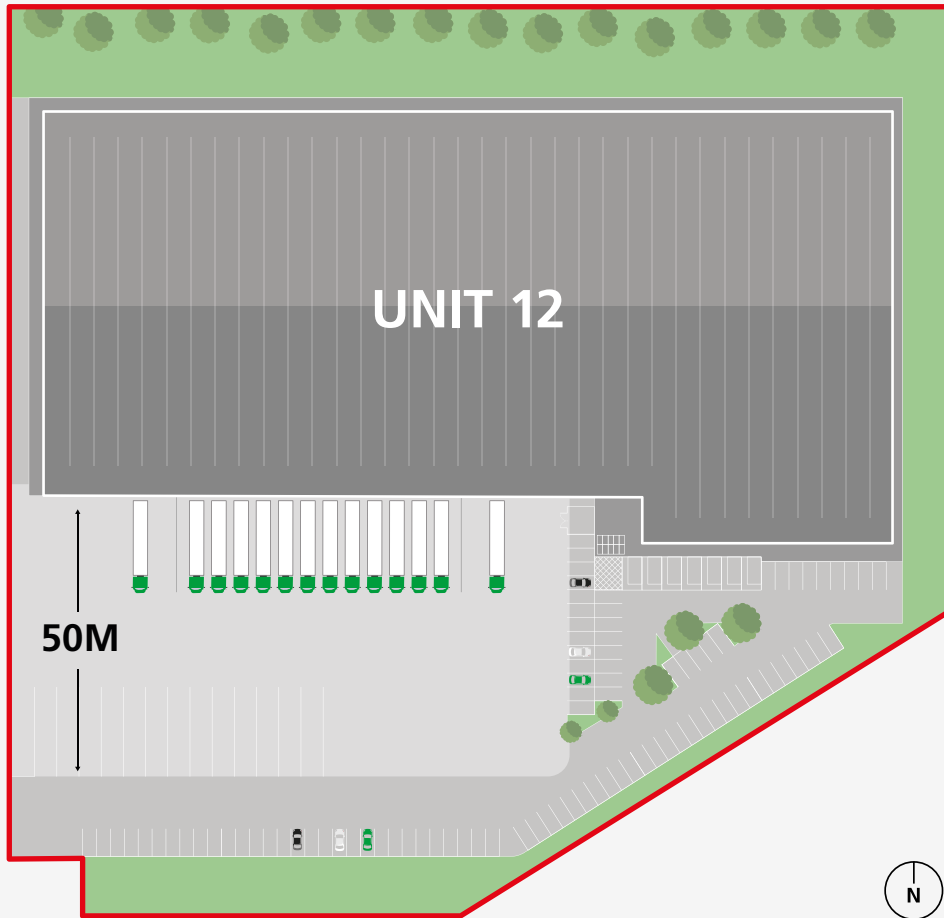
PLANNING
B2/B8 USE

2 LEVEL ACCESS
LOADING DOORS

unit 11 & 12

LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

ACCOMMODATION (GIA) AND SPECIFICATION



UNIT 12	SQ FT
Warehouse	119,650
First Floor Office	3,650
Second Floor Office	3,650
TOTAL	123,600



500 KVA
POWER PER UNIT



50 KN/M2 FLOOR
LOADING



12M CLEAR
WORKING HEIGHT



EV CHARGING
POINTS



UP TO 50M
YARD DEPTH



12 DOCK LEVEL
LOADING DOORS



102 CAR
PARKING SPACES



HIGH QUALITY
OFFICES



PLANNING
B2/B8 USE



2 LEVEL ACCESS
LOADING DOORS

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



unit 11 & 12

CANMOOR

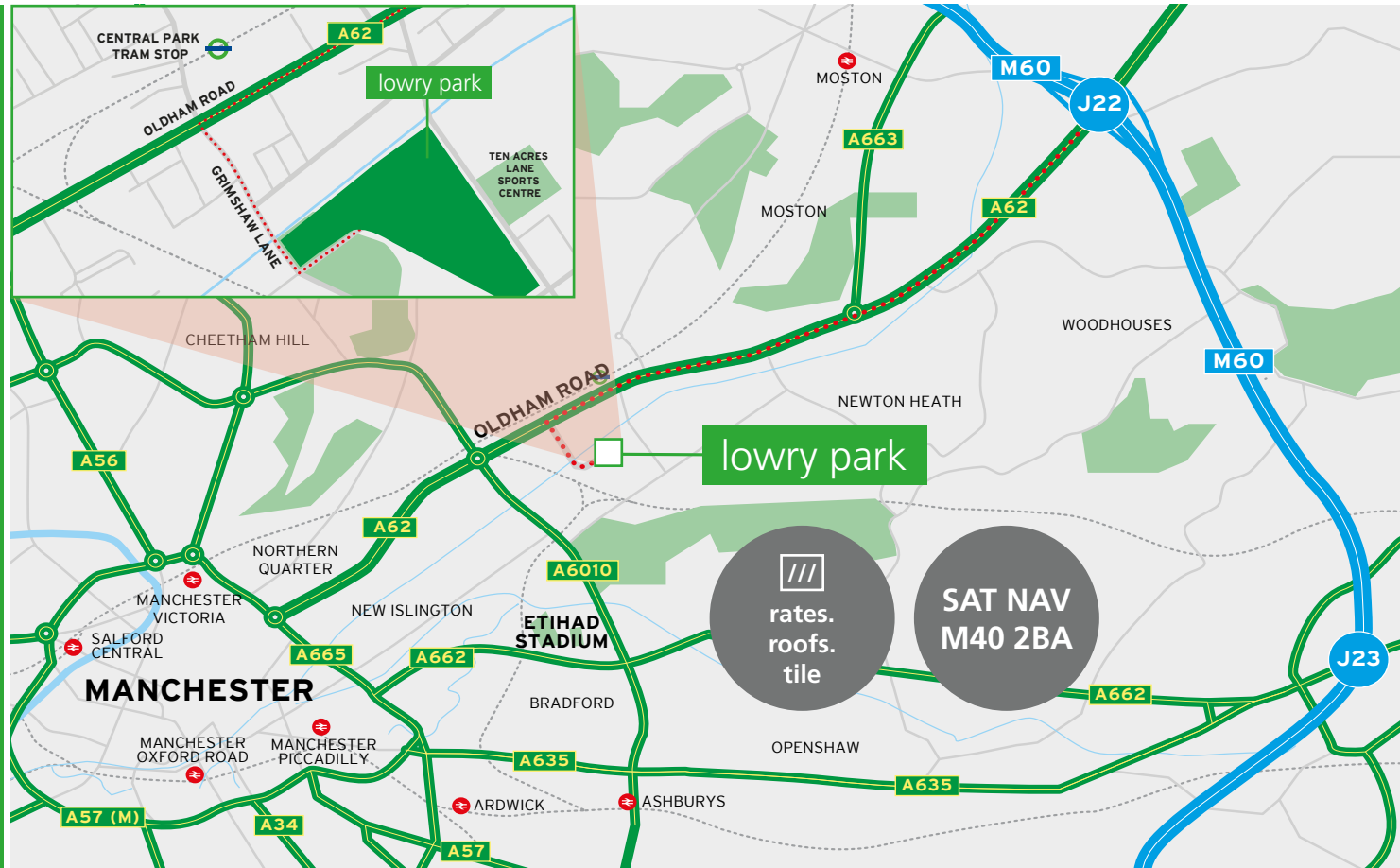
LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

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:



Andrew Lynn
andrew.lynn@dtre.com
07795 107 469

Jack Weatherilt
jack.weatherilt@dtre.com
07920 468 487



John Sullivan
john.sullivan2@colliers.com
07702 908 353

Andy Pexton
andrew.pexton@colliers.com
07831 820 694



Guy Jackson
guy@rockrealestate.co.uk
07525 631 305