

# lowry park

GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR

1/3  
LET



## 10 New Industrial Units

5,100 - 56,000 sq ft (474 - 5,202 sq m) **TO LET**

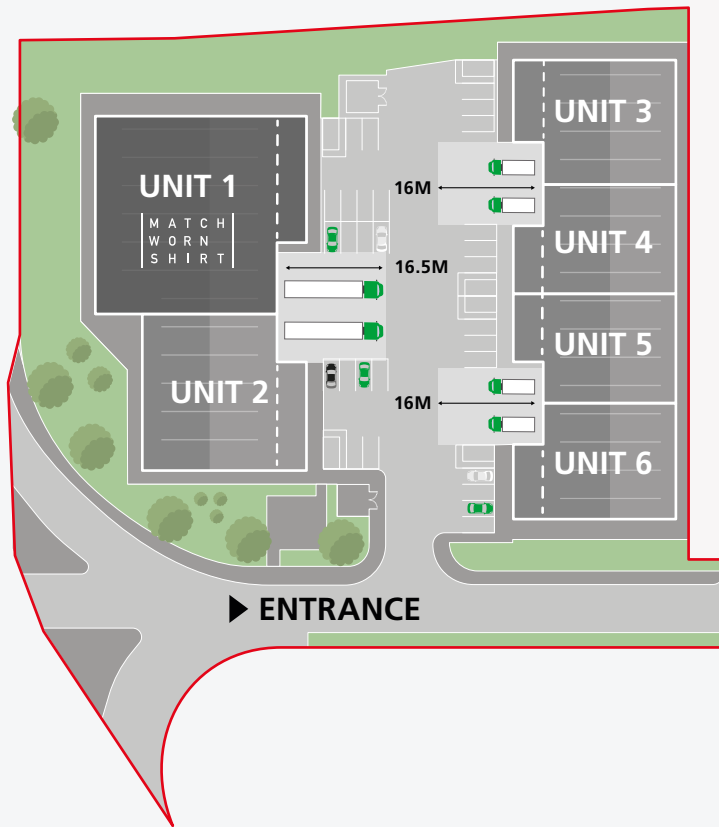
**PHASE 1 -  
READY FOR OCCUPATION**

- Last mile logistics location
- 1.5 miles from city centre
- 3 miles to M60 J21 & J22
- High quality specification
- Established business location
- Sustainable design and landscaped estate


# 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 <b>UNIT 1 - LET</b>	2,049
<b>Total</b>	<b>11,559</b>
Car Parking Spaces	11

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

UNIT 2	sq ft
Warehouse	5,579
Office	1,797
<b>Total</b>	<b>7,376</b>
Car Parking Spaces	7

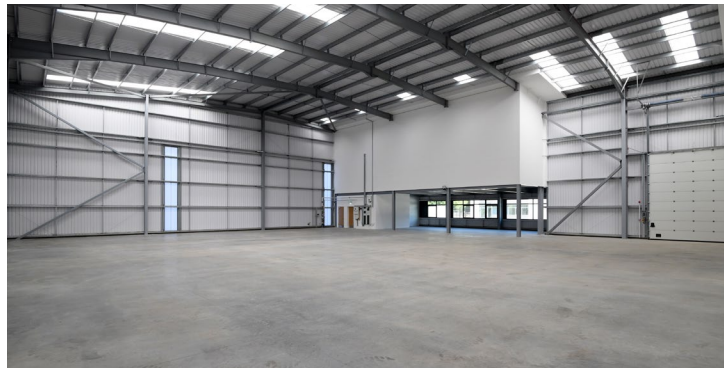
UNIT 5*	sq ft
Warehouse	3802
Office	1,325
<b>Total</b>	<b>5,127</b>
Car Parking Spaces	4

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

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

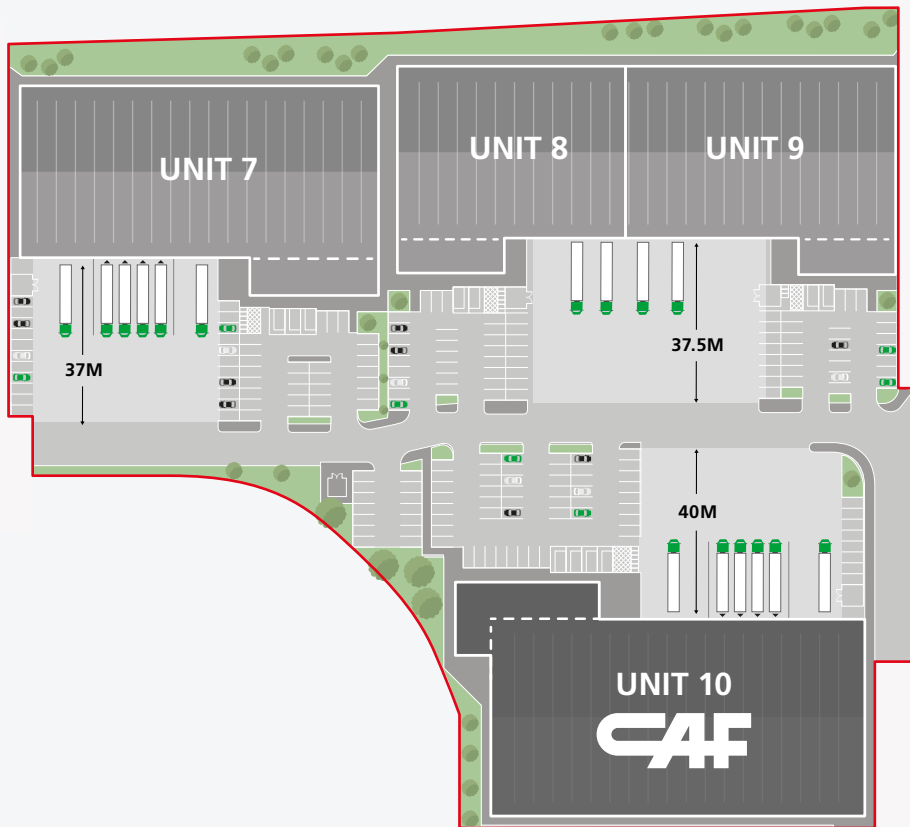
\*Units can be combined

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10M CLEAR  
WORKING HEIGHT

  
ALLOCATED CAR  
PARKING SPACES

  
UP TO 40M  
YARD DEPTH


  
4 DOCK LEVEL  
LOADING DOORS  
(UNITS 7 & 10)

  
150 - 250  
KVA POWER

  
EV CHARGING  
POINTS

  
HIGH QUALITY  
OFFICES

  
APPROVED E(G),  
B2 AND B8 USES

  
2 LEVEL ACCESS  
LOADING DOORS  
(PER UNIT)

  
50 KN/M2  
FLOOR LOADING

## ACCOMMODATION (GIA) 25,800 - 55,800 SQ FT

UNIT 7*	sq ft
Warehouse	36,974
Office	2,639
<b>Total</b>	<b>39,613</b>
Car Parking Spaces	53

UNIT 8*	sq ft
Warehouse	23,231
Office	2,666
<b>Total</b>	<b>25,897</b>
Car Parking Spaces	35

UNIT 9*	sq ft
Warehouse	27,496
Office	2,616
<b>Total</b>	<b>30,112</b>
Car Parking Spaces	32

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

\*Units can be combined

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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



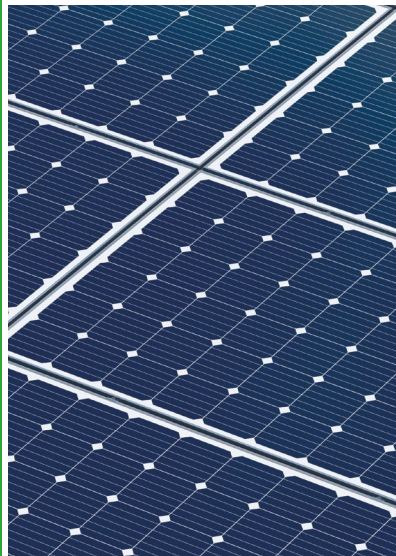
CYCLE  
SHELTERS



LED  
LIGHTING



ROOF  
LIGHTS



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## 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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