

unit 8 & 9

LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR



2 New Industrial Units Immediately Available
25,897 - 56,009 sq ft (2,405.9 - 5,204.5 sq m) **TO LET**

- Last mile logistics location
- 3 miles to M60 J21 & J22
- 10m clear working height
- Up to 250 KVA power
- 37.5m yard depth
- Approved B2/B8 use

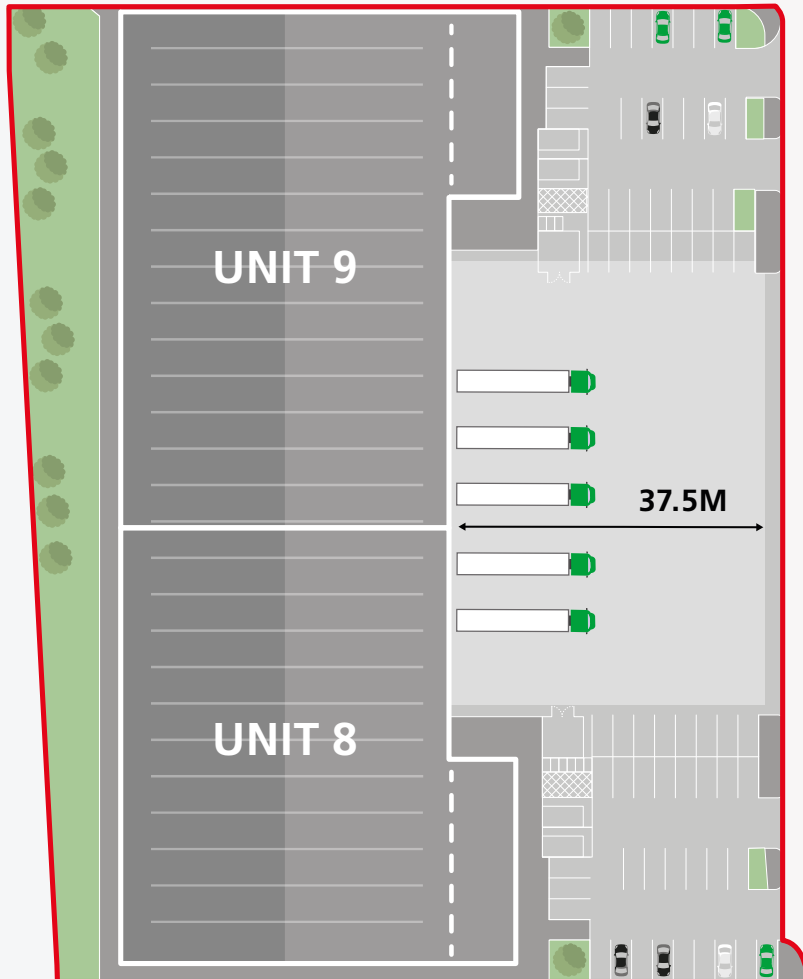
MANCHESTER

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MANCHESTER



10M CLEAR
WORKING HEIGHT



EV CHARGING
POINTS



CAR PARKING SPACES
UNIT 8: 35
UNIT 9: 32



LEVEL LOADING DOORS
UNIT 8: 2
UNIT 9: 3



37.5M
YARD DEPTH



APPROVED E(G),
B2 AND B8 USES



ABILITY TO
COMBINE UNITS



HIGH QUALITY
OFFICES



150 - 250
KVA POWER



50 KN/M2
FLOOR LOADING

ACCOMMODATION (GIA)

25,897 - 56,009 SQ FT

| 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 |

| COMBINED UNITS 8 & 9 | sq ft |
|----------------------|---------------|
| Warehouse | 50,727 |
| Office | 5,282 |
| Total | 56,009 |
| Car Parking Spaces | 67 |

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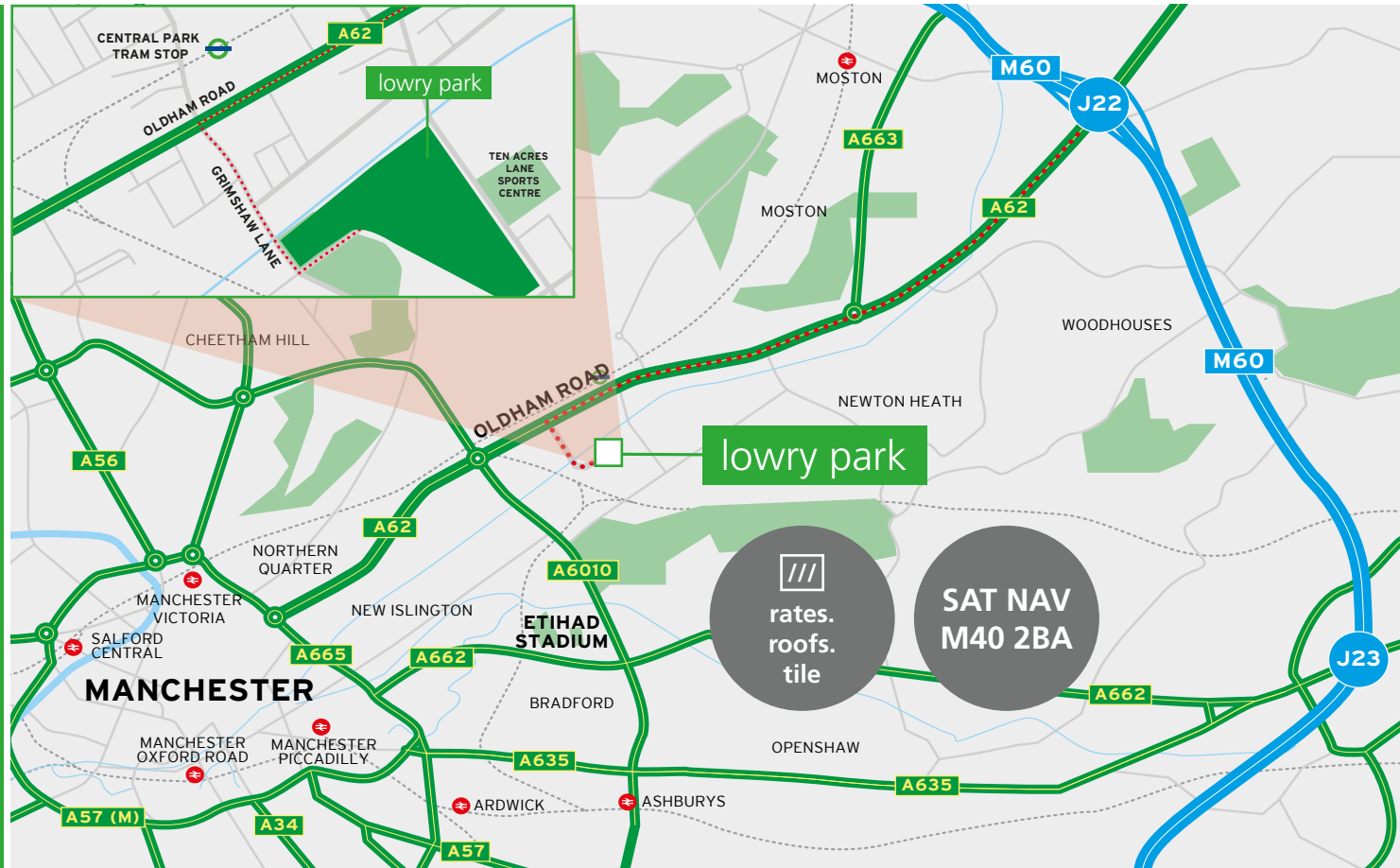
CANMOOR

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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