

lowry park

GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR

PRIME
LAST MILE
DELIVERY SITE
PLANNING GRANTED



New Warehouse / Industrial Development From 5,050 - 153,700 SQ FT **TO LET**

READY Q3 2024

- 3.5 miles to M60 J21 & J22
- 25.31 acre site
- B8, B2 and B1 uses

- On site now
- 3 phase power
- High quality specification

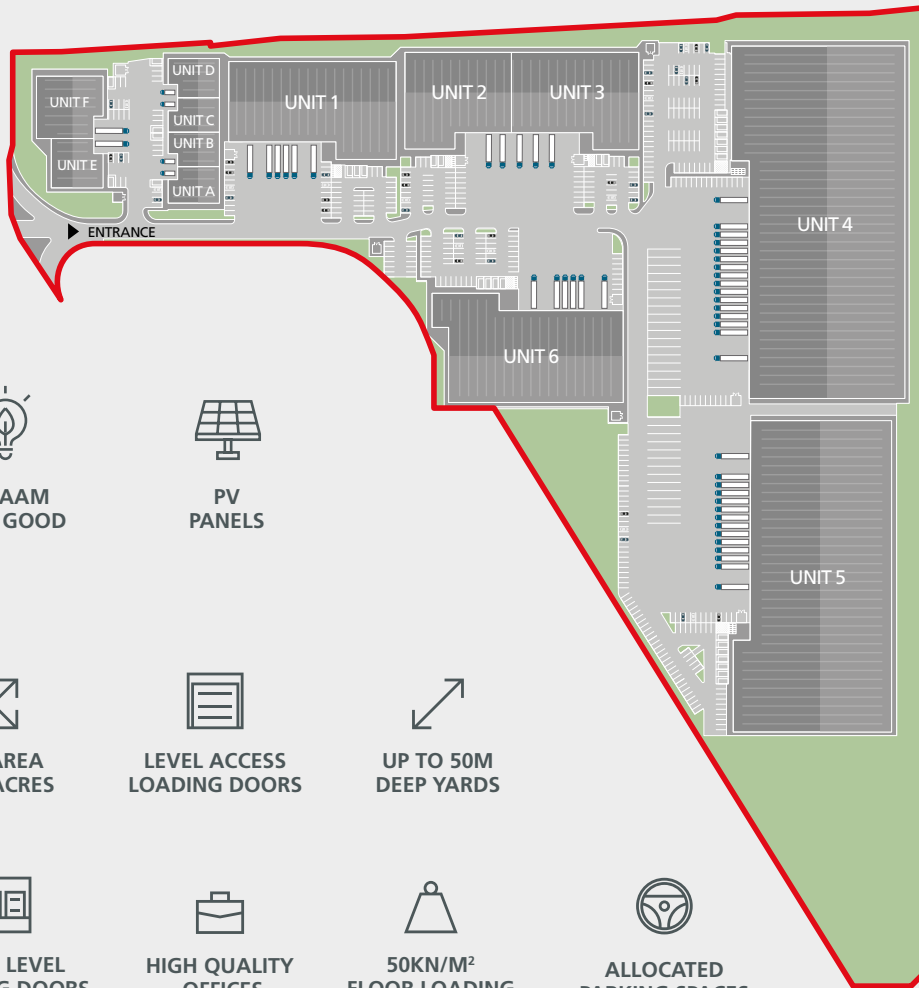
MANCHESTER

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MANCHESTER



ESG CREDENTIALS

- EV CHARGING POINTS**
- BREEAM VERY GOOD**
- PV PANELS**

SPECIFICATION

- 8-12M CLEAR INTERNAL HEIGHT**
- SITE AREA 25.31 ACRES**
- LEVEL ACCESS LOADING DOORS**
- UP TO 50M DEEP YARDS**
- 150 - 500 KVA POWER**
- DOCK LEVEL LOADING DOORS**
- HIGH QUALITY OFFICES**
- 50KN/M² FLOOR LOADING**
- ALLOCATED PARKING SPACES**

ACCOMMODATION (GIA)

UNIT A	5,400 sq ft	UNIT 1	39,500 sq ft
Warehouse	4,450 sq ft	Warehouse	36,900 sq ft
Office	950 sq ft	Office	2,600 sq ft
5 Car Parking Spaces		53 Car Parking Spaces	
UNIT B	5,050 sq ft	UNIT 2	25,800 sq ft
Warehouse	4,175 sq ft	Warehouse	23,750 sq ft
Office	875 sq ft	Office	2,050 sq ft
4 Car Parking Spaces		35 Car Parking Spaces	
UNIT C	5,050 sq ft	UNIT 3	30,000 sq ft
Warehouse	4,175 sq ft	Warehouse	28,000 sq ft
Office	875 sq ft	Office	2,000 sq ft
4 Car Parking Spaces		32 Car Parking Spaces	
UNIT D	5,800 sq ft	UNIT 4	153,700 sq ft
Warehouse	4,750 sq ft	Warehouse	144,100 sq ft
Office	1,050 sq ft	Office (FF)	4,800 sq ft
5 Car Parking Spaces		Office (SF)	4,800 sq ft
		120 Car Parking Spaces	
UNIT E	7,300 sq ft	UNIT 5	123,600 sq ft
Warehouse	5,950 sq ft	Warehouse	116,300 sq ft
Office	1,350 sq ft	Office (FF)	3,650 sq ft
7 Car Parking Spaces		Office (SF)	3,650 sq ft
		102 Car Parking Spaces	
UNIT F	11,500 sq ft	UNIT 6	47,800 sq ft
Warehouse	9,900 sq ft	Warehouse	44,200 sq ft
Office	1,600 sq ft	Office	3,600 sq ft
11 Car Parking Spaces		75 Car Parking Spaces	
TOTAL – 460,500 SQ FT		TOTAL CAR PARKING SPACES – 453	

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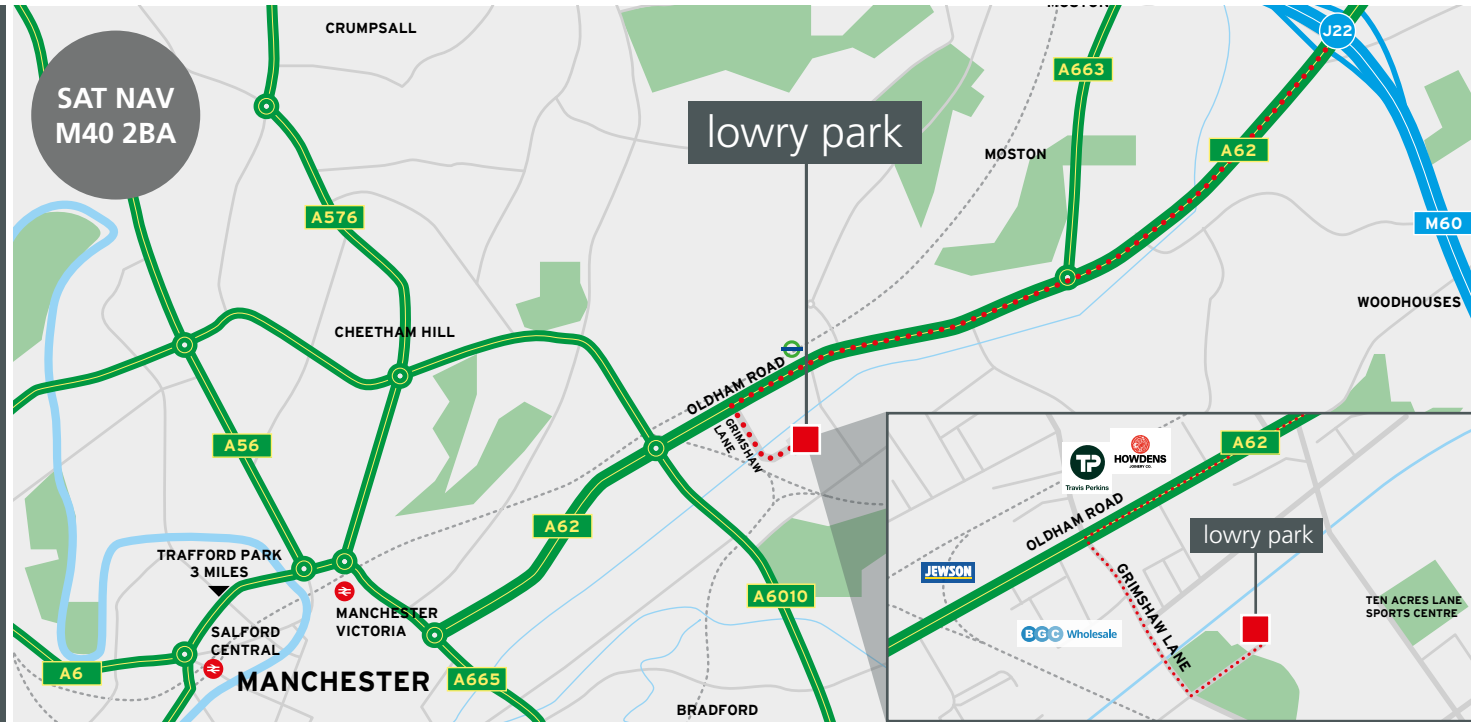
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LOCATION

Lowry Park is strategically located just 3.5 miles from Junction 22 of the M60 and 3 miles from Manchester City Centre.

	miles
 Manchester	3
M60 J22	3.5
M6 J21a	17.8
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



 <p>63.6% of the local population are of working age</p>	<p>4.8%</p> <p>are unemployed, higher than the UK average of 3.9%</p>	 <p>Average weekly pay in the region is £46.60 less than the UK average</p>	 <p>6.2% of the local working population are employed in the transportation and storage sector</p>
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FURTHER INFORMATION

For more information and a full proposal, please contact:


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