

lowry park

GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR

AVAILABLE
NOW



10 New Industrial Units

5,050 - 55,800 sq ft (469 - 5,184 sq m) **TO LET**

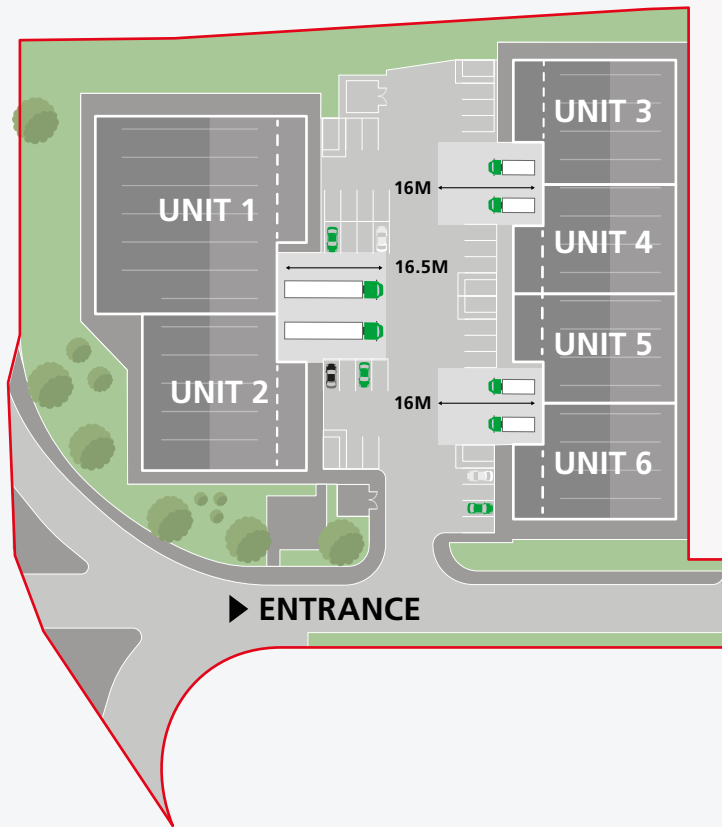
**PHASE 1 -
READY FOR OCCUPATION**

- 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 CLEARING
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)

5,050 - 11,500 SQ FT

UNIT 1*	sq ft
Warehouse	9,510
Office	2,049
Total	11,559
Car Parking Spaces	11

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

UNIT 2*	sq ft
Warehouse	5,579
Office	1,797
Total	7,376
Car Parking Spaces	7

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

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

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

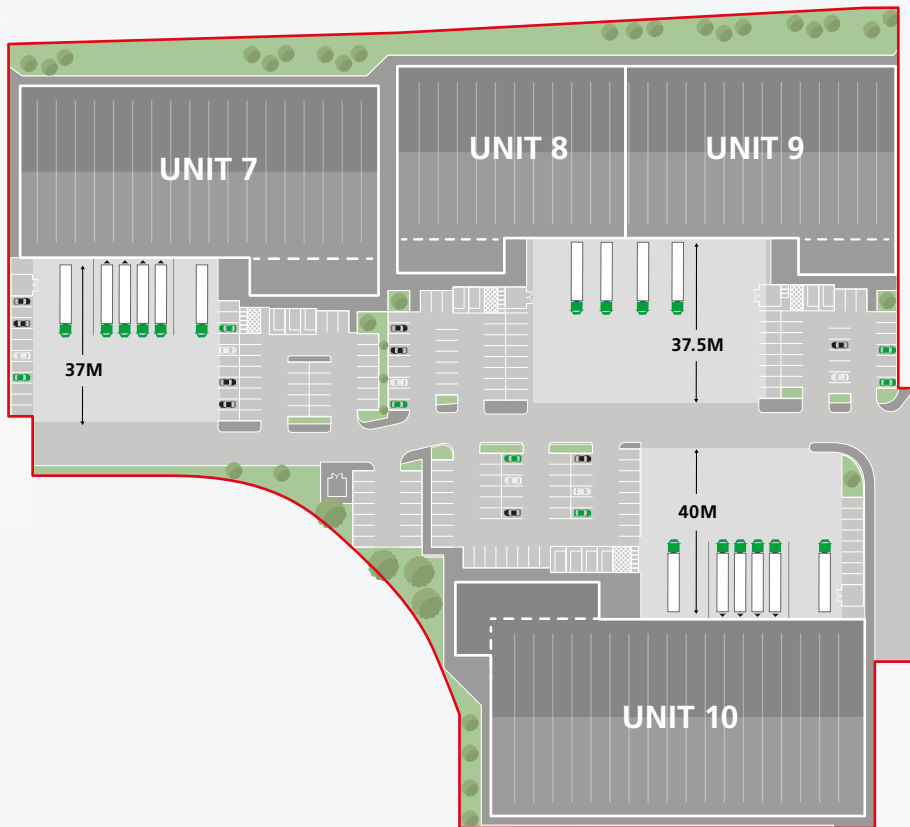
*Units can be combined

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10M CLEARING
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
Total	39,613
Car Parking Spaces	53

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

UNIT 10*	sq ft
Warehouse	43,610
Office	4,271
Total	47,881
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



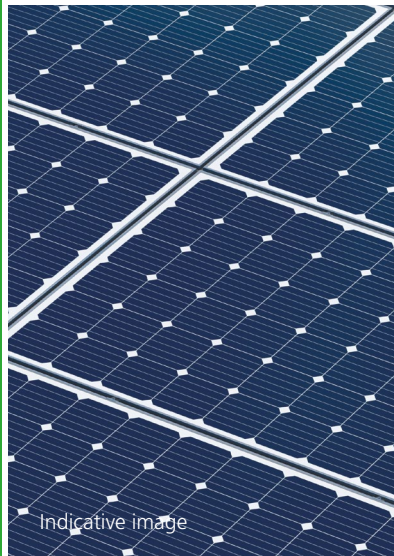
CYCLE
SHELTERS



LED
LIGHTING



ROOF
LIGHTS



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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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