

# unit 11 & 12

LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR



## Phase 2 - Pre-Let Opportunities 123,600 & 153,700 sq ft

- Last mile logistics location
- 2 miles to Manchester City Centre
- 3 miles to M60 J21 & J22
- High quality specification
- Established business location
- Sustainable design and landscaped estate

# MANCHESTER



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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



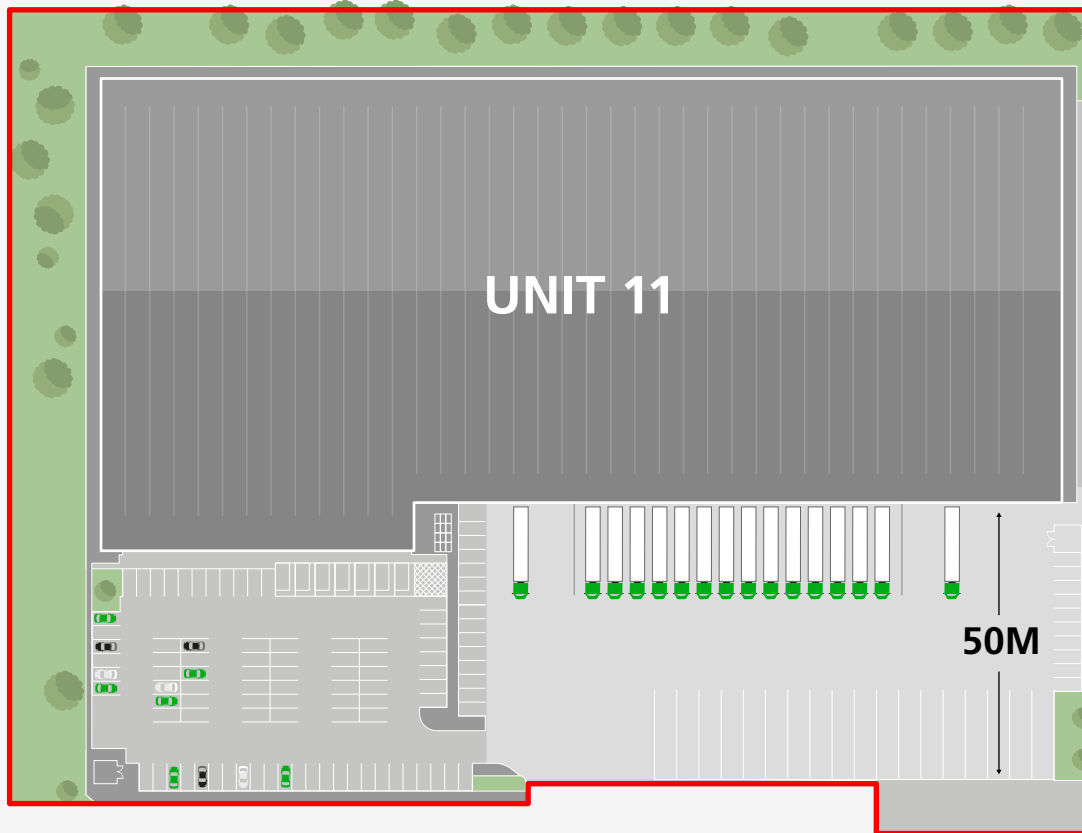
63.6% of the local population are of working age above national average



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

# MANCHESTER

## ACCOMMODATION (GIA) AND SPECIFICATION



UNIT 11	sq ft
Warehouse	144,100
First Floor Office	4,800
Second Floor Office	4,800
<b>Total</b>	<b>153,700</b>



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

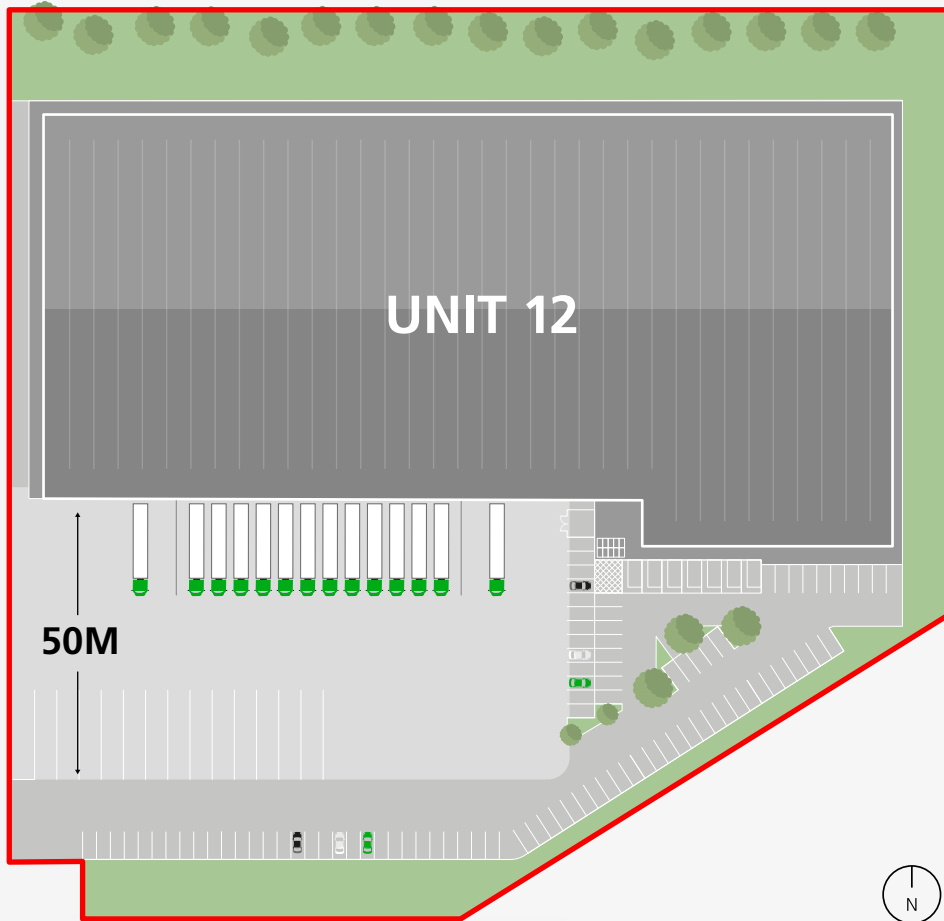


APPROVED E(G),  
B2 AND B8 USES



2 LEVEL ACCESS  
LOADING DOORS

## ACCOMMODATION (GIA) AND SPECIFICATION



UNIT 12	sq ft
Warehouse	119,650
First Floor Office	3,650
Second Floor Office	3,650
<b>Total</b>	<b>123,600</b>



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



APPROVED E(G),  
B2 AND B8 USES



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.



TARGET  
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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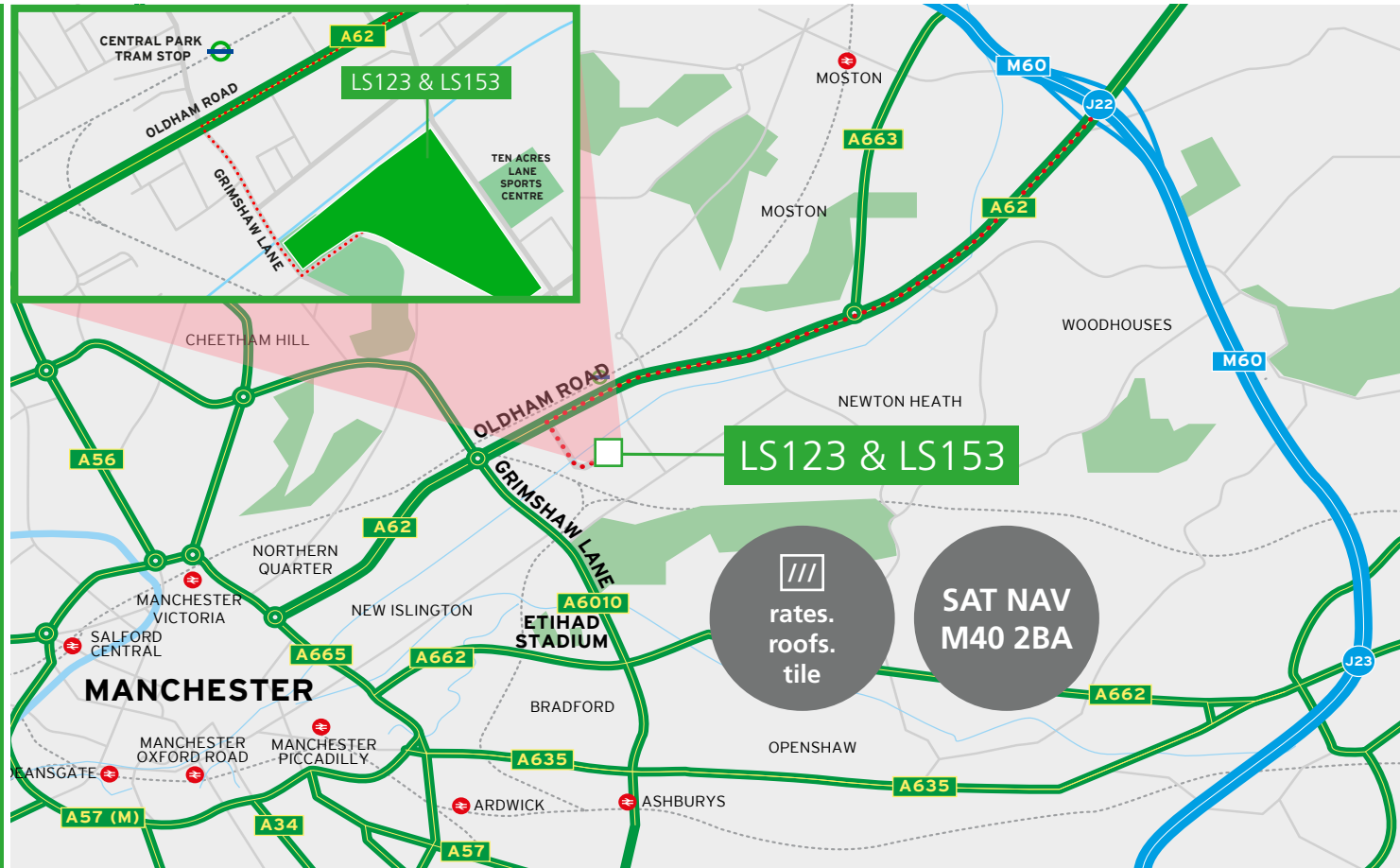
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## LOCATION

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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