

lowry park

GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR



New Warehouse / Industrial Development From 5,050 sq ft - 146,000 sq ft **TO LET**

- 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

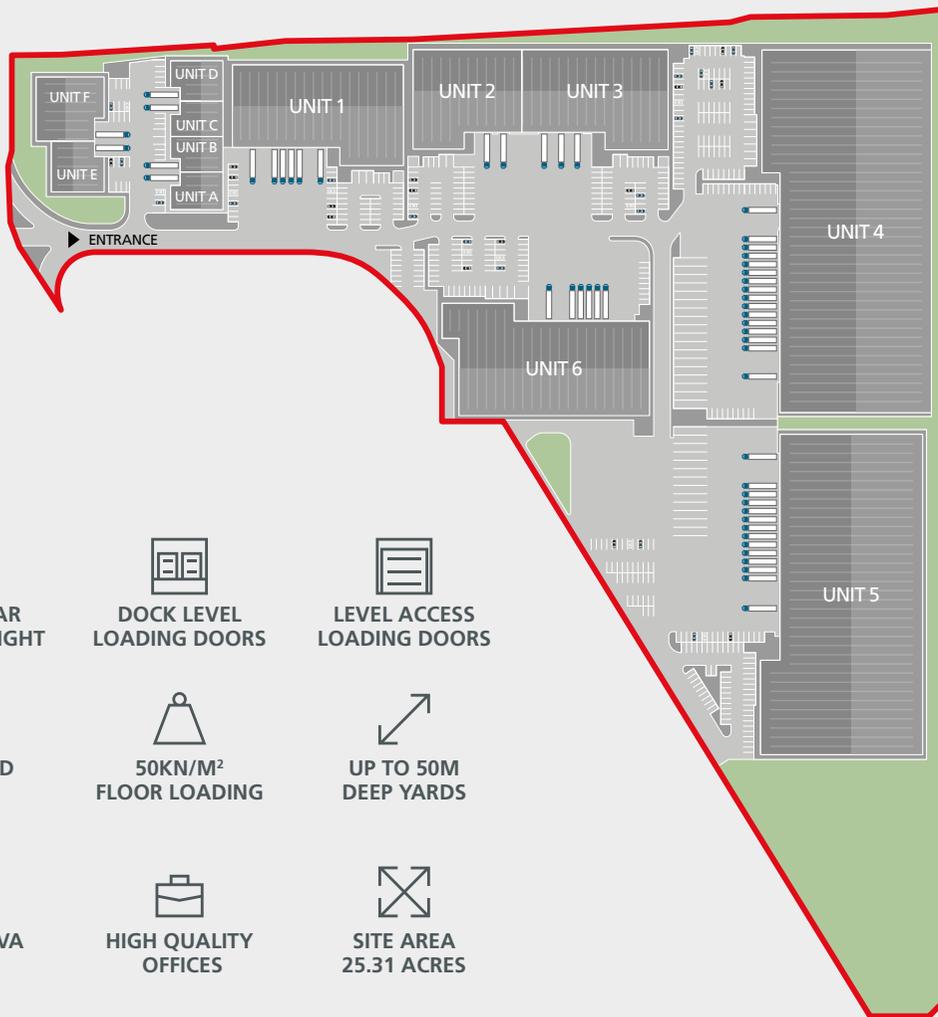
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INDICATIVE IMAGES

MANCHESTER



8-12M CLEAR INTERNAL HEIGHT

DOCK LEVEL LOADING DOORS

LEVEL ACCESS LOADING DOORS

ALLOCATED PARKING SPACES

50KN/M² FLOOR LOADING

UP TO 50M DEEP YARDS

150 - 500 KVA POWER

HIGH QUALITY OFFICES

SITE AREA 25.31 ACRES



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		39 Car Parking Spaces	
UNIT C	5,050 sq ft	UNIT 3	34,500 sq ft
Warehouse	4,175 sq ft	Warehouse	31,900 sq ft
Office	875 sq ft	Office	2,600 sq ft
4 Car Parking Spaces		45 Car Parking Spaces	
UNIT D	5,800 sq ft	UNIT 4	146,000 sq ft
Warehouse	4,750 sq ft	Warehouse	136,400 sq ft
Office	1,050 sq ft	Office (FF)	4,800 sq ft
5 Car Parking Spaces		Office (SF)	4,800 sq ft
UNIT E	7,300 sq ft	120 Car Parking Spaces	
Warehouse	5,950 sq ft	UNIT 5	123,600 sq ft
Office	1,350 sq ft	Warehouse	116,300 sq ft
8 Car Parking Spaces		Office (FF)	3,650 sq ft
UNIT F	11,500 sq ft	Office (SF)	3,650 sq ft
Warehouse	9,900 sq ft	100 Car Parking Spaces	
Office	1,600 sq ft	UNIT 6	51,000 sq ft
11 Car Parking Spaces		Warehouse	47,400 sq ft
		Office	3,600 sq ft
		75 Car Parking Spaces	

TOTAL – 460,500 SQ FT
TOTAL CAR PARKING SPACES – 469

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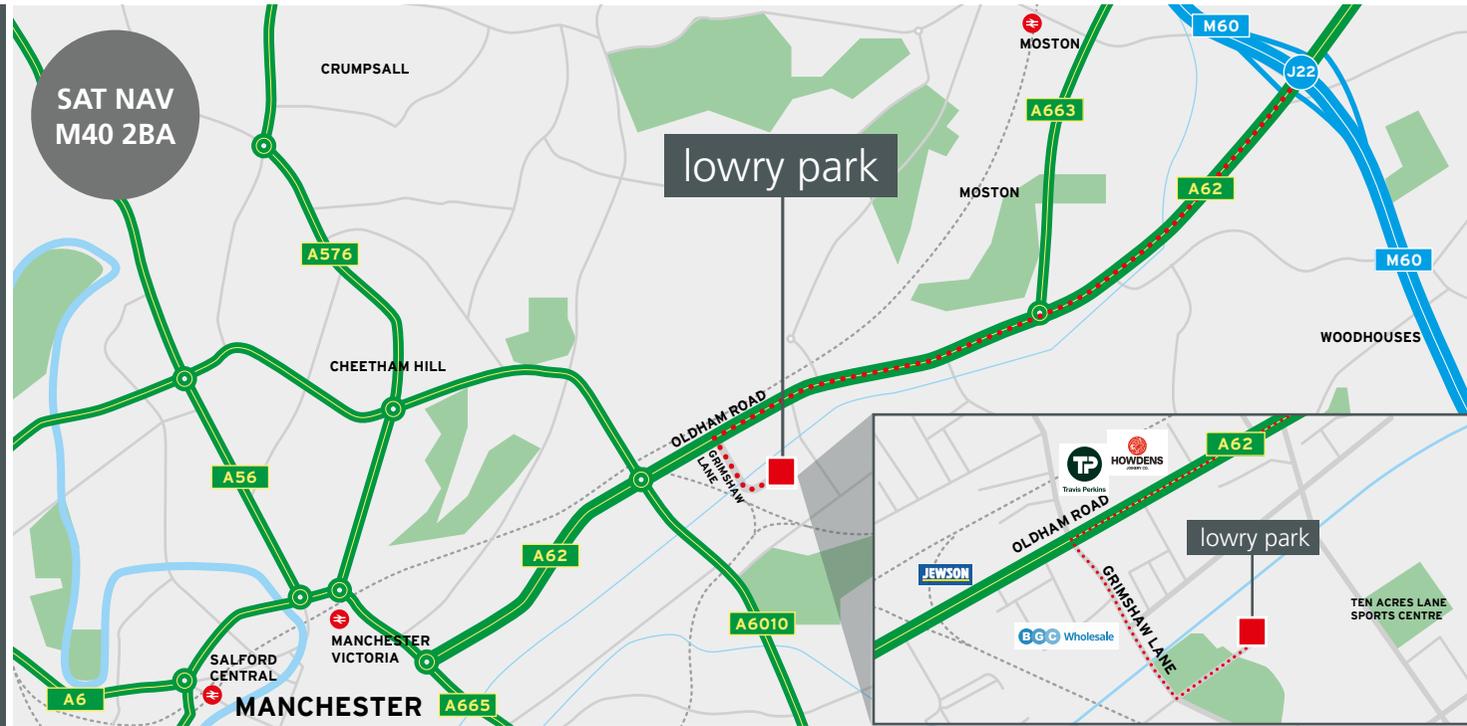
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LOCATION

Strategically located just 3.5 miles from Junction 22 of the M60 and 3 miles from Manchester City Centre, the unit sits amongst major local occupiers such as:

	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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