

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

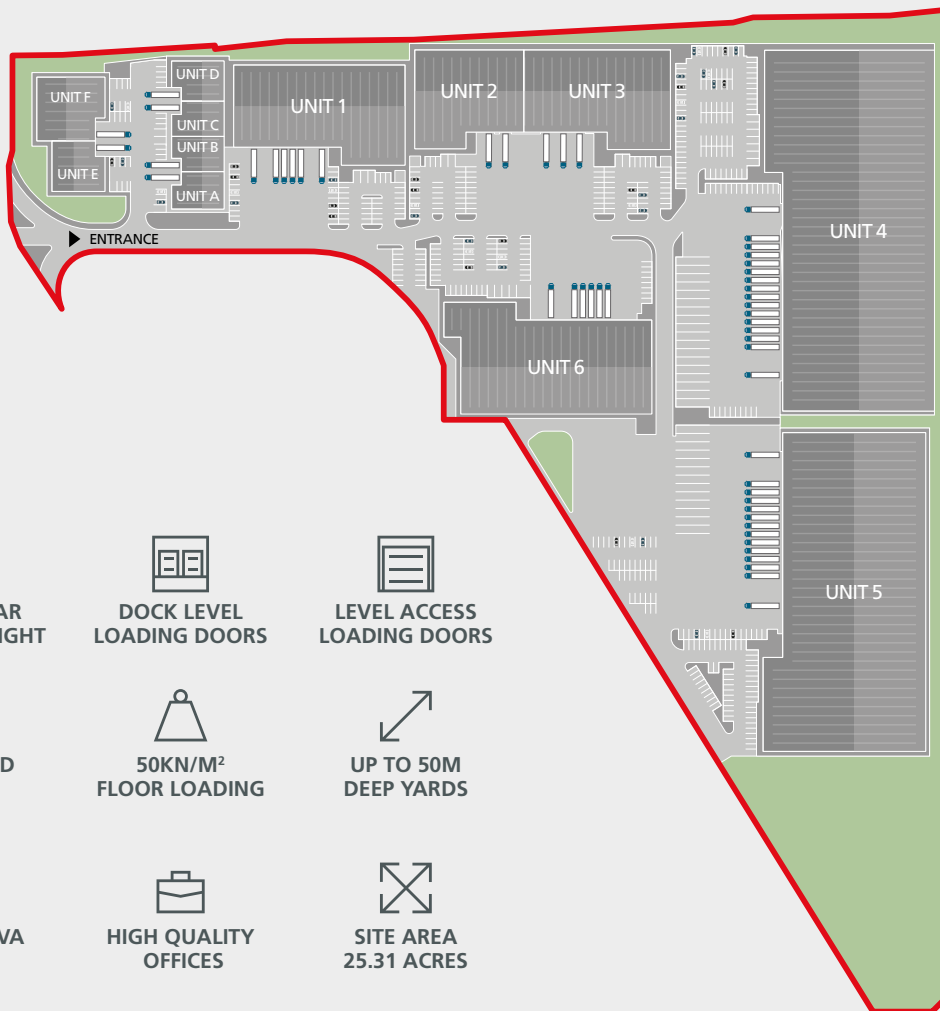
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INDICATIVE IMAGES

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

Warehouse 4,450 sq ft

Office 950 sq ft

5 Car Parking Spaces

UNIT B 5,050 sq ft

Warehouse 4,175 sq ft

Office 875 sq ft

4 Car Parking Spaces

UNIT C 5,050 sq ft

Warehouse 4,175 sq ft

Office 875 sq ft

4 Car Parking Spaces

UNIT D 5,800 sq ft

Warehouse 4,750 sq ft

Office 1,050 sq ft

5 Car Parking Spaces

UNIT E 7,300 sq ft

Warehouse 5,950 sq ft

Office 1,350 sq ft

8 Car Parking Spaces

UNIT F 11,500 sq ft

Warehouse 9,900 sq ft

Office 1,600 sq ft

11 Car Parking Spaces

UNIT 1 39,500 sq ft

Warehouse 36,900 sq ft

Office 2,600 sq ft

53 Car Parking Spaces

UNIT 2 25,800 sq ft

Warehouse 23,750 sq ft

Office 2,050 sq ft

39 Car Parking Spaces

UNIT 3 34,500 sq ft

Warehouse 31,900 sq ft

Office 2,600 sq ft

45 Car Parking Spaces

UNIT 4 146,000 sq ft

Warehouse 136,400 sq ft

Office (FF) 4,800 sq ft

Office (SF) 4,800 sq ft

120 Car Parking Spaces

UNIT 5 123,600 sq ft

Warehouse 116,300 sq ft

Office (FF) 3,650 sq ft

Office (SF) 3,650 sq ft

100 Car Parking Spaces

UNIT 6 51,000 sq ft

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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LOCATION

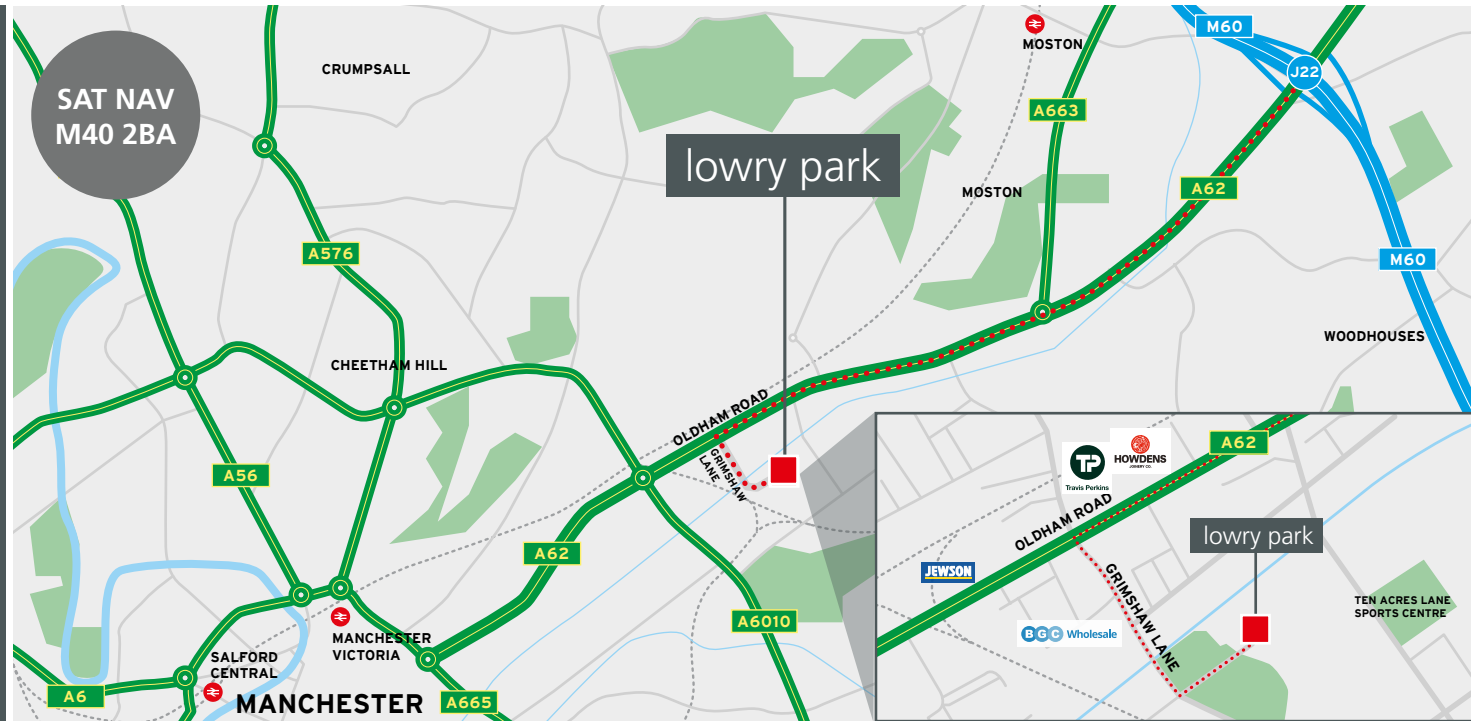
Strategically located just 3.5 miles from Junction 22 of the M60 and 3 miles from Manchester City Centre, the unit sits amongst major local occupiers such as:



	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



63.6% of the local population are of working age

4.8%

are unemployed, higher than the UK average of 3.9%



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



6.2% of the local working population are employed in the transportation and storage sector

FURTHER INFORMATION

For more information and a full proposal, please contact:

**Lambert
Smith
Hampton**

Guy Jackson
grjackson@lsh.co.uk
07525 631 305

**Colliers
INTERNATIONAL**

John Sullivan
john.sullivan2@colliers.com
07702 908 353

DTRE
0161 549 9760
www.dtre.com

Andrew Lynn
andrew.lynn@dtre.com
07795 107 469