

# lowry park

GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR

ON  
SITE NOW



## 10 New Industrial Units

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

**PHASE 1 - READY FOR  
OCCUPATION Q2 2024**

- 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

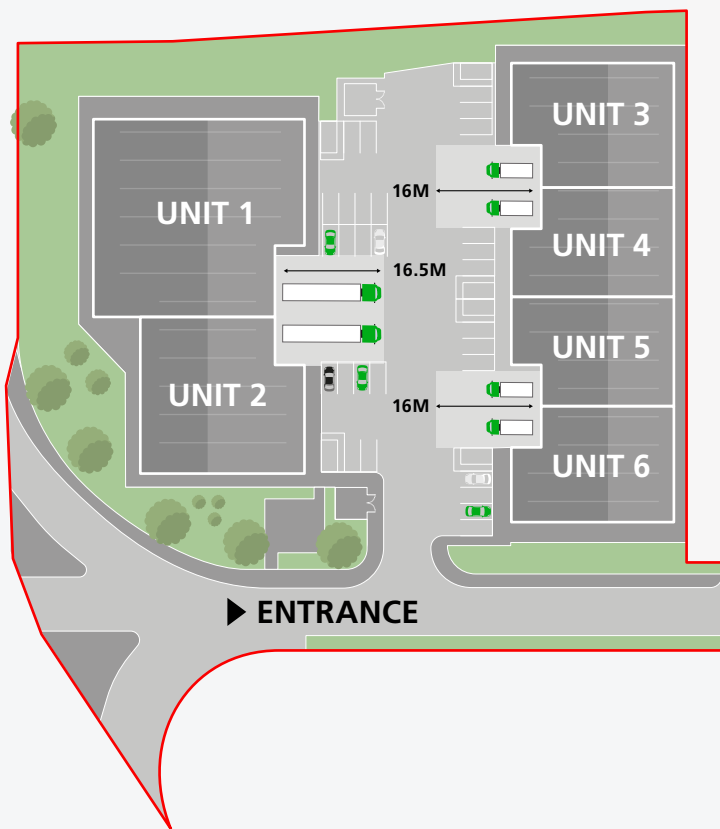


63.6% of the local population are of working age above national average



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

# MANCHESTER



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	9,900
Office	1,600
<b>Total</b>	<b>11,500</b>
Car Parking Spaces	11

UNIT 2*	sq ft
Warehouse	5,950
Office	1,350
<b>Total</b>	<b>7,300</b>
Car Parking Spaces	7

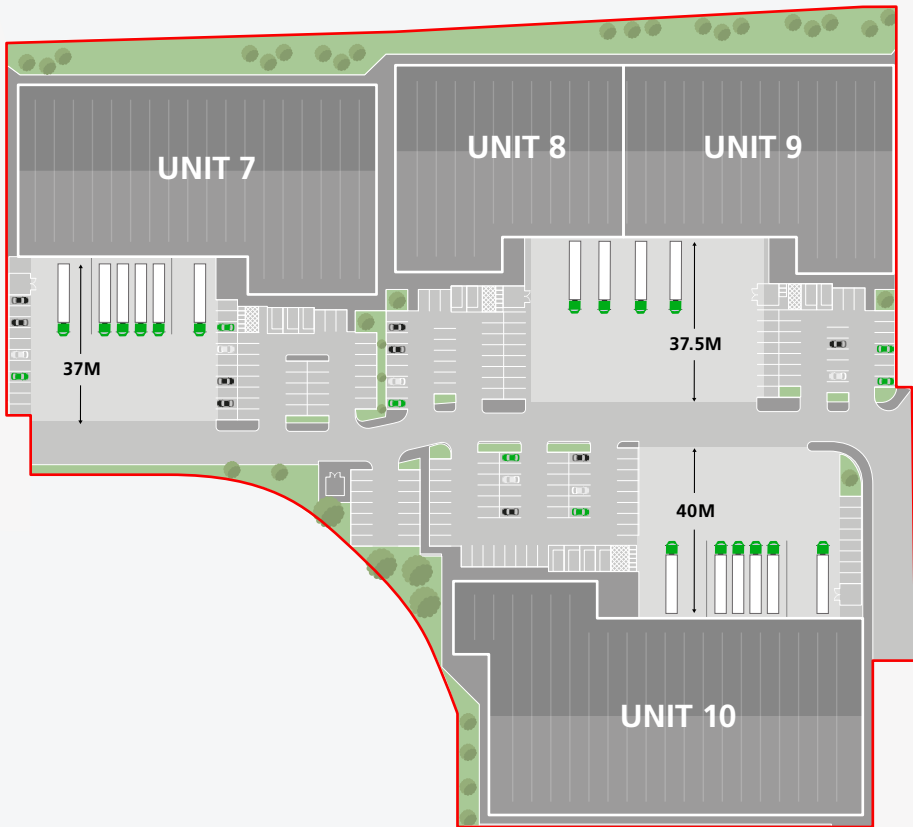
UNIT 3*	sq ft
Warehouse	4,750
Office	1,050
<b>Total</b>	<b>5,800</b>
Car Parking Spaces	5

UNIT 4*	sq ft
Warehouse	4,175
Office	875
<b>Total</b>	<b>5,050</b>
Car Parking Spaces	4

UNIT 5*	sq ft
Warehouse	4,175
Office	875
<b>Total</b>	<b>5,050</b>
Car Parking Spaces	4

UNIT 6*	sq ft
Warehouse	4,450
Office	950
<b>Total</b>	<b>5,400</b>
Car Parking Spaces	5

\*Units can be combined



10M CLEARING  
WORKING HEIGHT

EV CHARGING  
POINTS

ALLOCATED CAR  
PARKING SPACES

HIGH QUALITY  
OFFICES

UP TO 40M  
YARD DEPTH

APPROVED E(G),  
B2 AND B8 USES

4 DOCK LEVEL  
LOADING DOORS  
(UNITS 7 & 10)

2 LEVEL ACCESS  
LOADING DOORS  
(PER UNIT)

150 - 250  
KVA POWER

50 KN/M2  
FLOOR LOADING

## ACCOMMODATION (GIA) 25,800 - 55,800 SQ FT

UNIT 7	sq ft
Warehouse	36,900
Office	2,600
<b>Total</b>	<b>39,500</b>
Car Parking Spaces	53

UNIT 8*	sq ft
Warehouse	23,750
Office	2,050
<b>Total</b>	<b>25,800</b>
Car Parking Spaces	35

UNIT 9*	sq ft
Warehouse	28,000
Office	2,000
<b>Total</b>	<b>30,000</b>
Car Parking Spaces	32

UNIT 10	sq ft
Warehouse	44,200
Office	3,600
<b>Total</b>	<b>47,800</b>
Car Parking Spaces	75

\*Units 8 & 9, can be combined to provide 55,800 sq ft

## 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



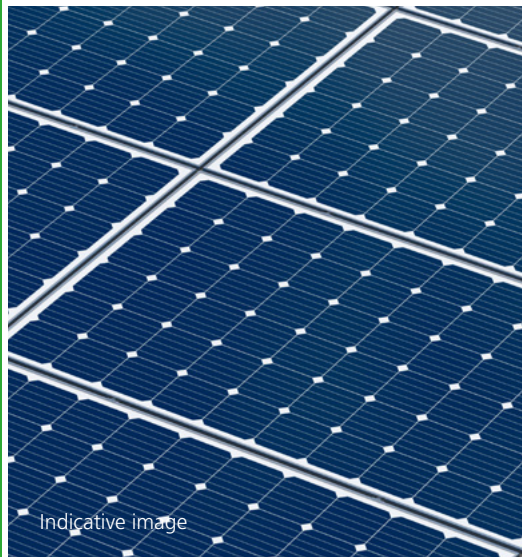
CYCLE  
SHELTERS



LED  
LIGHTING



ROOF  
LIGHTS



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## 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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