

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



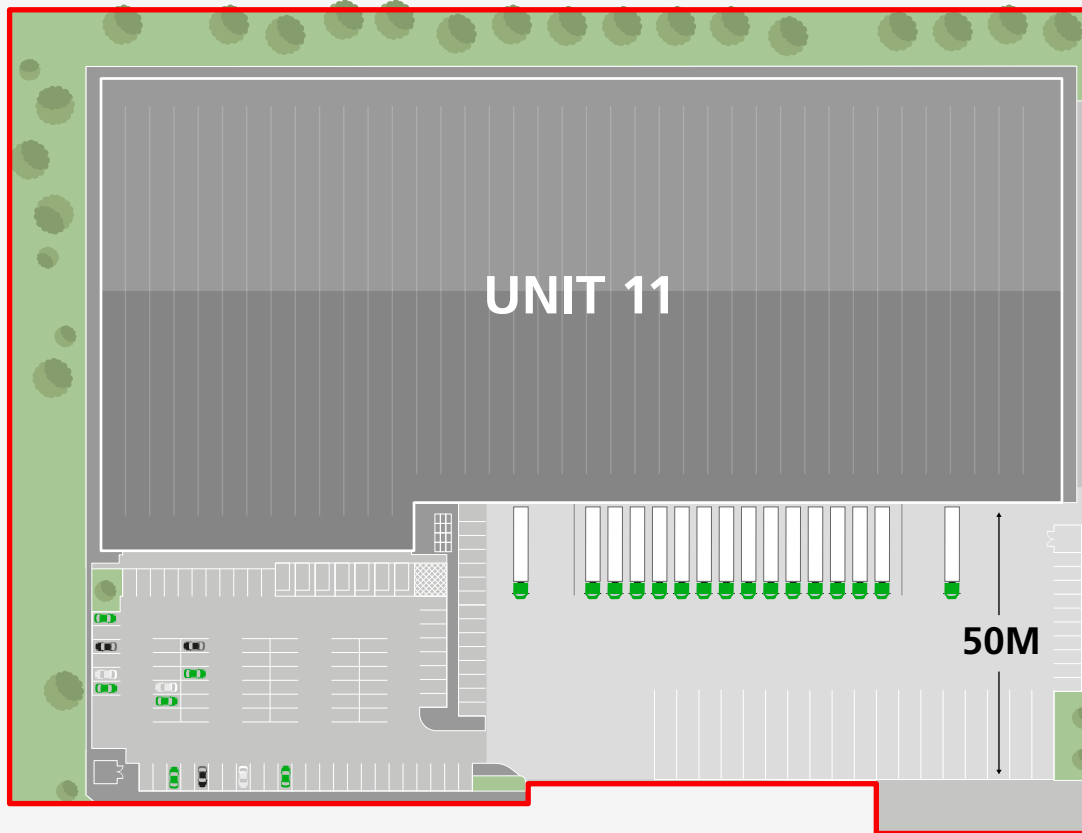
63.6% of the local population are of working age above national average



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
Total	153,700



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

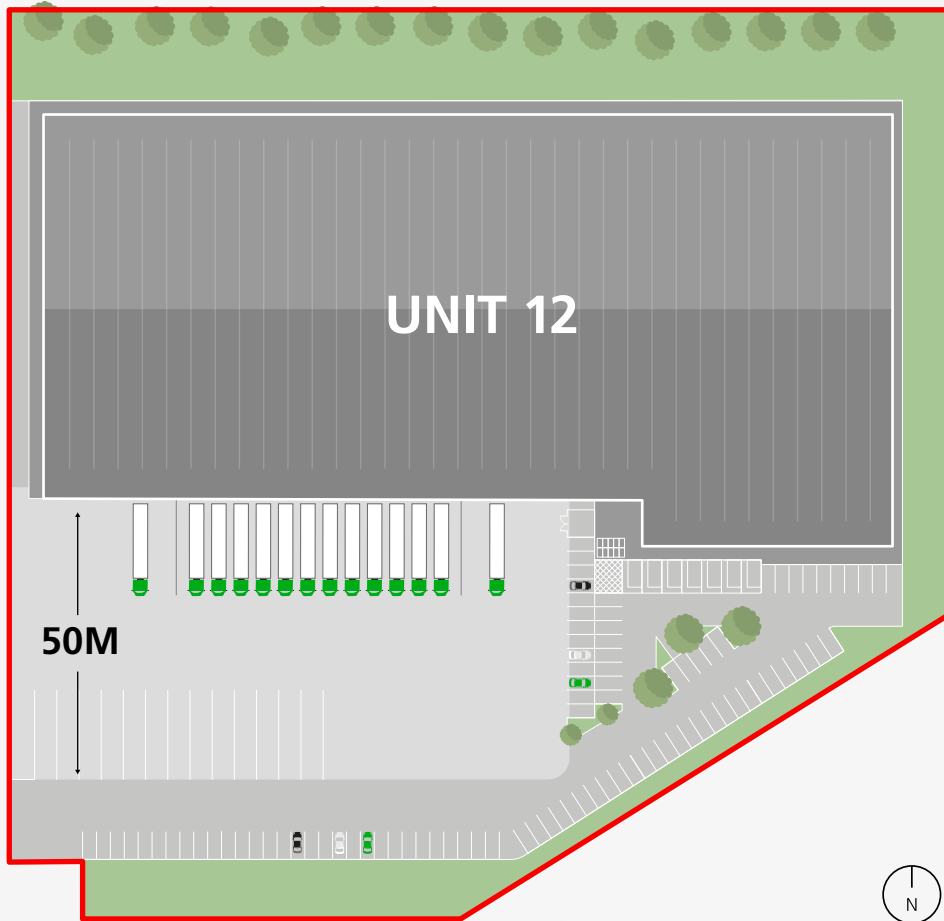


APPROVED E(G),
B2 AND B8 USES



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
Total	123,600



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



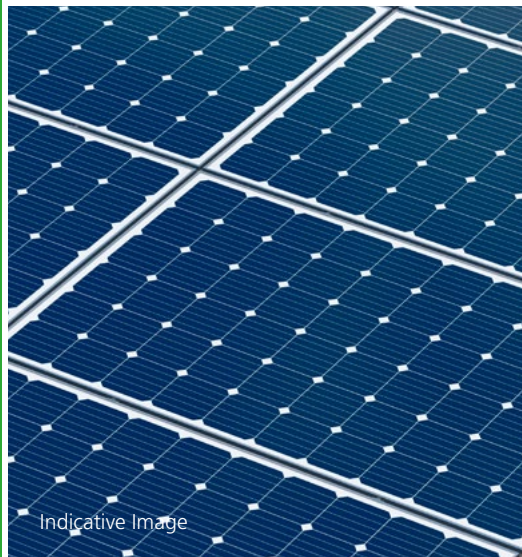
LED
LIGHTING



ROOF
LIGHTS



Computer generated image



Indicative Image



Indicative Image



Indicative Image

unit 11 & 12



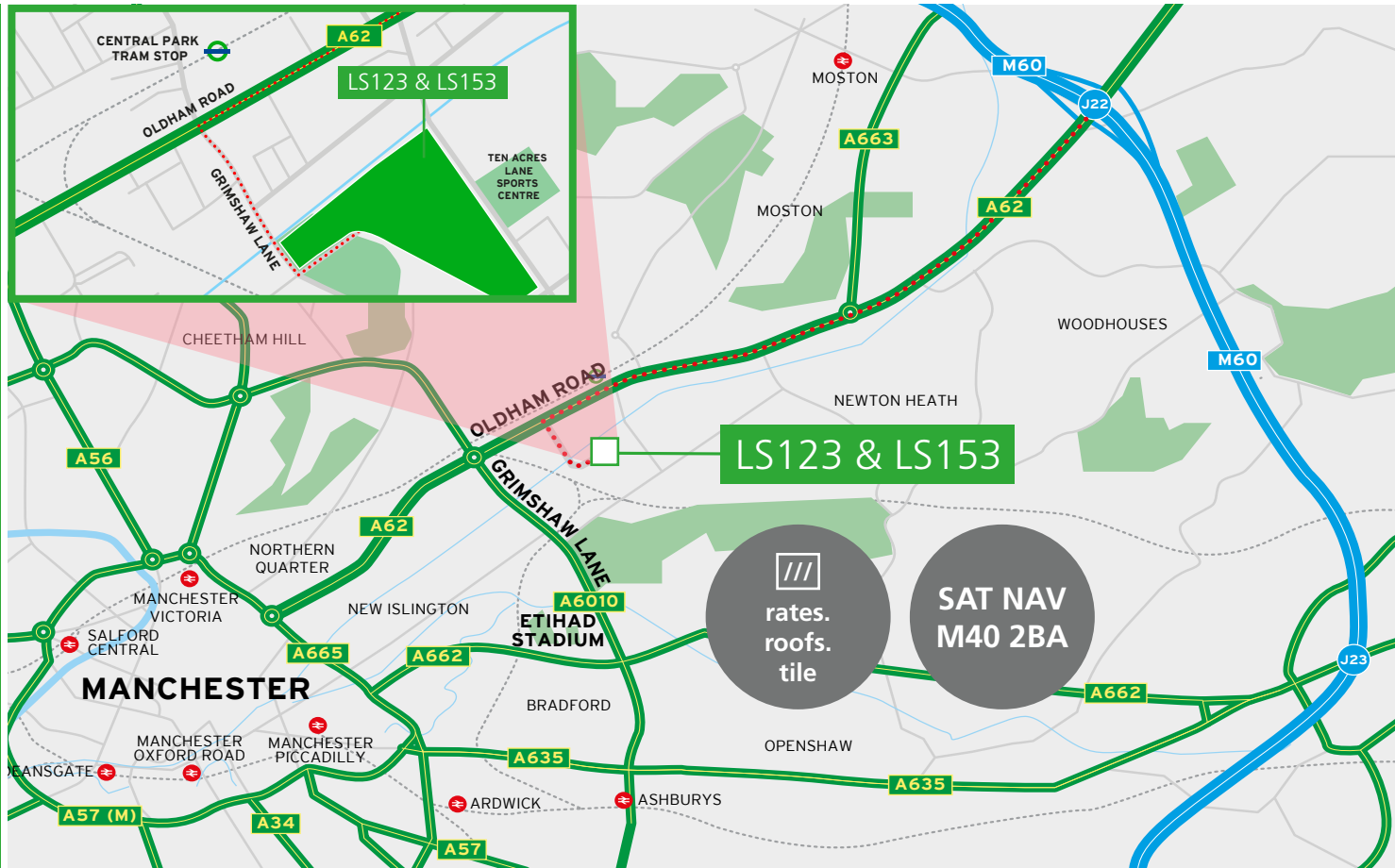
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LOCATION

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:

Colliers
0161 831 3300
colliers.com/uk/industrial

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

ROCK
REAL ESTATE
0161 327 3152
www.rockrealestate.co.uk

Guy Jackson
guy@rockrealestate.co.uk
07525 631 305

DTRE
0161 549 9760
www.dtre.com

Andrew Lynn
andrew.lynn@dtre.com
07795 107 469
Jack Weatherilt
jack.weatherilt@dtre.com
07920 468 487