

unit 11 & 12

LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR

10 MONTH
DELIVERY



Computer generated image



Computer generated image

Phase 2 - Pre-Let Opportunities

Unit 11 - 153,700 sq ft & Unit 12 - 123,600 sq ft

- Last mile logistics location
- 3 miles to M60 J21 & J22
- 12m clear working height
- Significant power provision available
- 50m yard depth
- B2/B8 planning permission granted

MANCHESTER

unit 11 & 12

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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



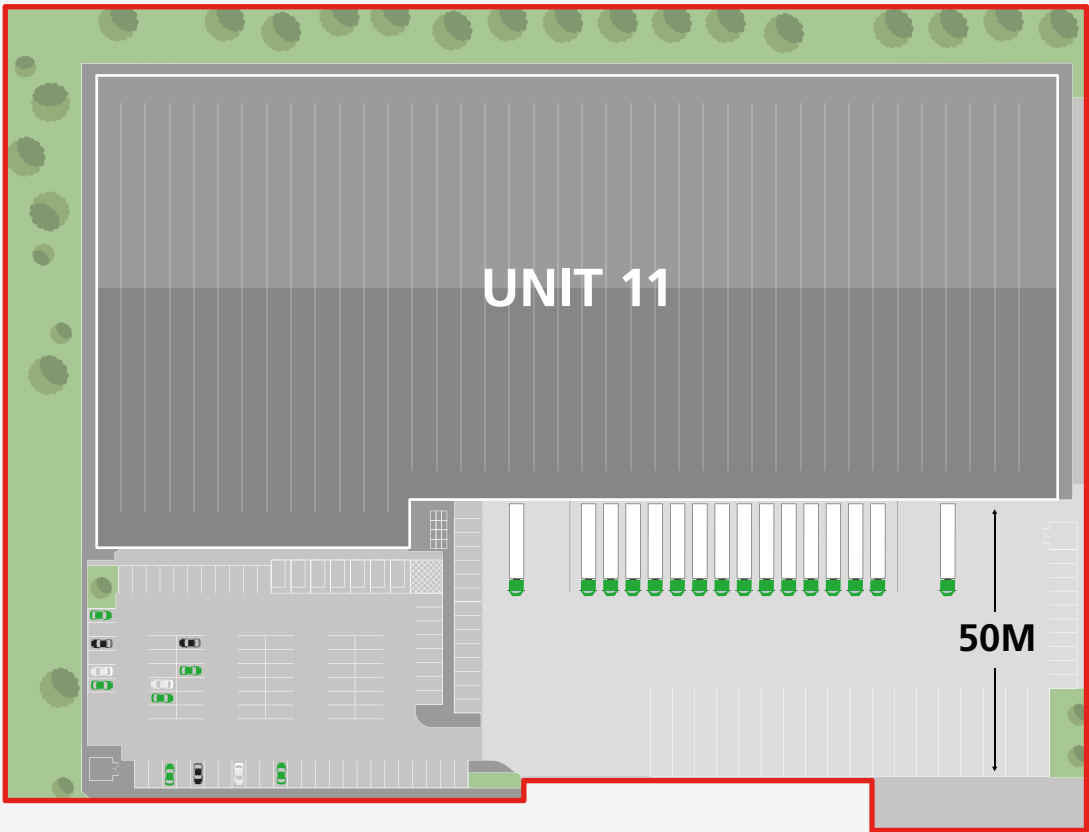
63.6% of the local population
are of working age above
national average



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



SIGNIFICANT POWER
PROVISION AVAILABLE



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



PLANNING
B2/B8 USE

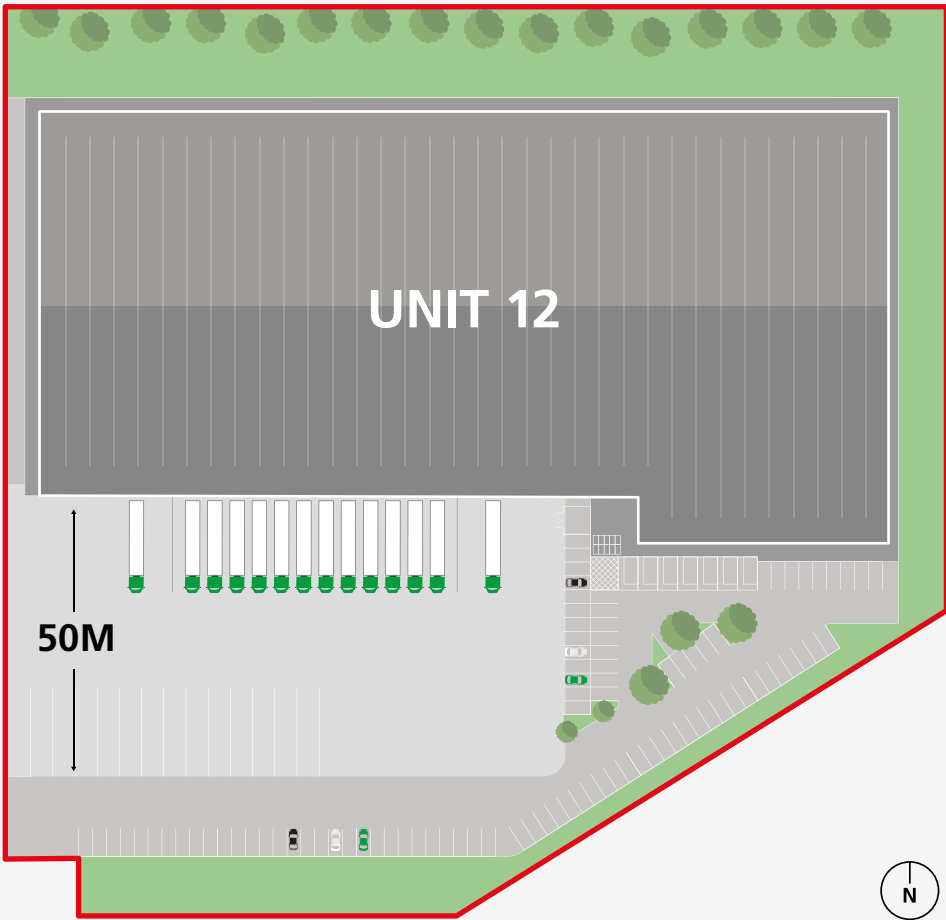


2 LEVEL ACCESS
LOADING DOORS

unit 11 & 12

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ACCOMMODATION (GIA) AND SPECIFICATION



UNIT 12	SQ FT
Warehouse	116,300
First Floor Office	3,650
Second Floor Office	3,650
TOTAL	123,600



SIGNIFICANT POWER
PROVISION AVAILABLE



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



PLANNING
B2/B8 USE



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.



EPC
A



BREEAM
VERY GOOD



PV
PANELS



EV CHARGING
POINTS



RESPONSIBLY
SOURCED MATERIALS



LANDSCAPED
ENVIRONMENT



CYCLE
SHELTERS



LED
LIGHTING



ROOF
LIGHTS



unit 11 & 12

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CANMOOR

LOCATION

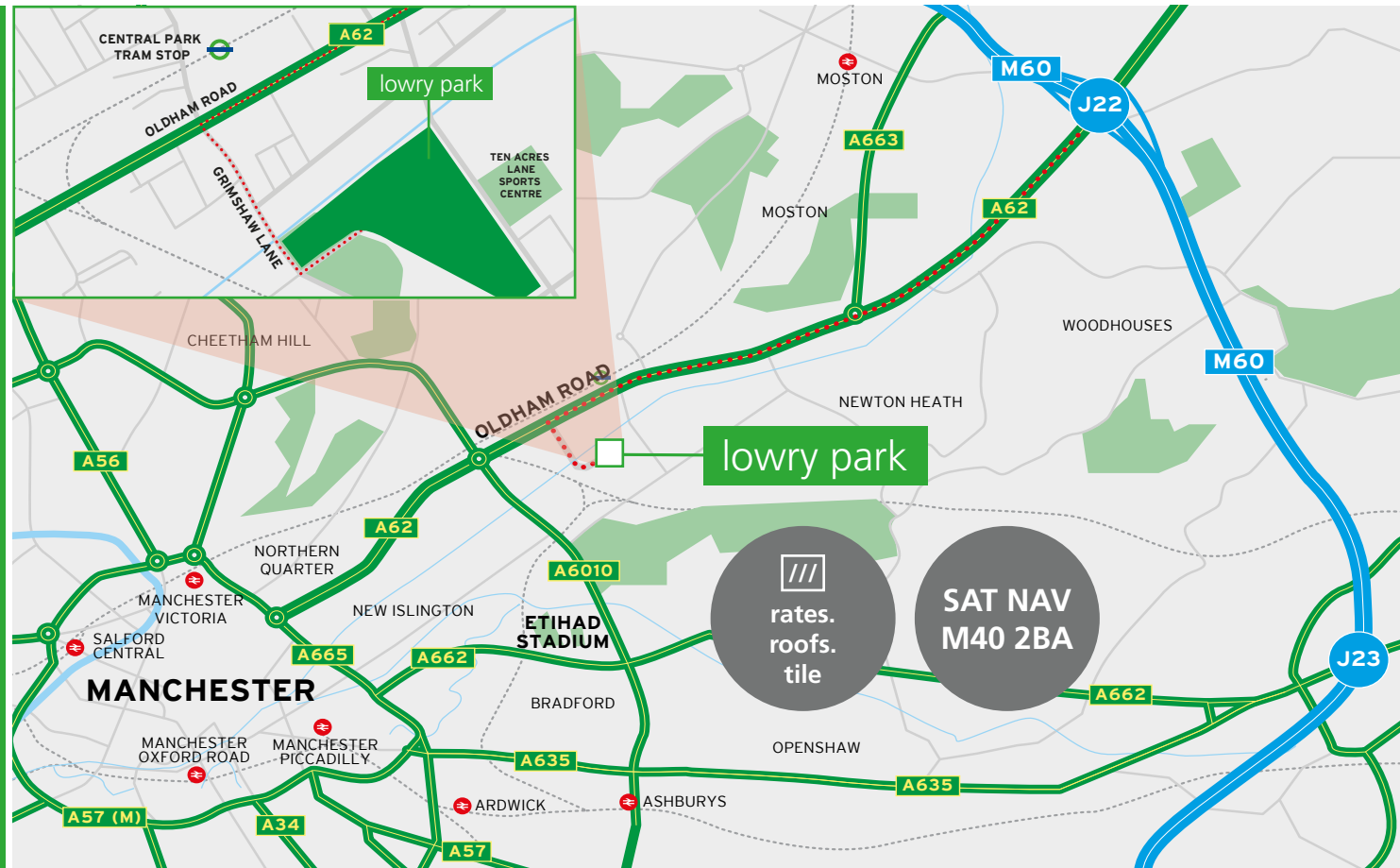
Lowry Park is strategically located for last mile logistics, less than 2 miles from Manchester City Centre and 3 miles from the M60.

COMMUNICATIONS

Central Park Tram Stop	0.9 miles
Manchester	2 miles
M60 J21/J22	3 miles
Liverpool	37 miles
Leeds	40 miles
Birmingham	88 miles

PLANNING

Detailed planning permission has been granted for both units and all pre-commencement conditions have been satisfied.



FURTHER INFORMATION

For more information and a full proposal, please contact:

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