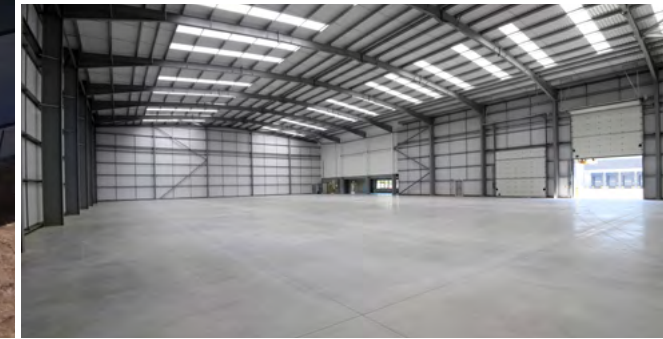


unit 8 & 9

LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR



2 New Industrial Units Immediately Available
25,897 - 56,009 sq ft (2,405.9 - 5,204.5 sq m) **TO LET**

- Last mile logistics location
- 3 miles to M60 J21 & J22
- 10m clear working height
- Up to 250 KVA power
- 37.5m yard depth
- Approved B2/B8 use

MANCHESTER

unit 8 & 9

LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA



Unit 8

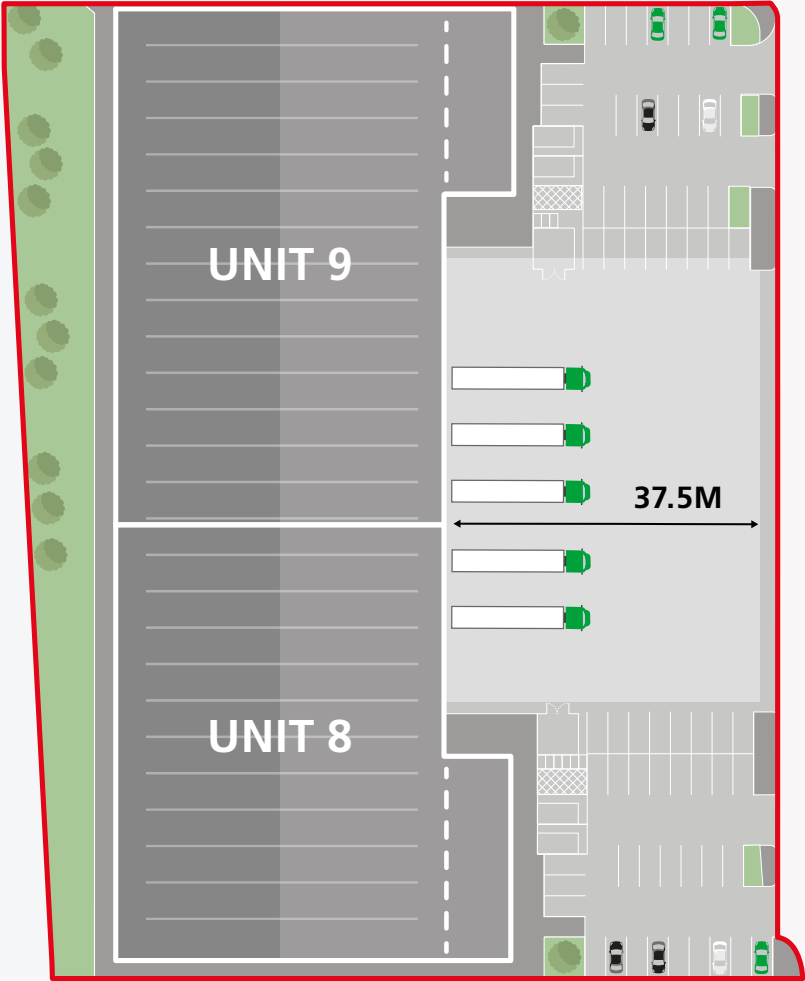


Unit 9



Unit 9

MANCHESTER



10M CLEAR
WORKING HEIGHT

EV CHARGING
POINTS

CAR PARKING SPACES
UNIT 8: 35
UNIT 9: 32

LEVEL LOADING DOORS
UNIT 8: 2
UNIT 9: 3

37.5M
YARD DEPTH

APPROVED E(G),
B2 AND B8 USES

ABILITY TO
COMBINE UNITS

HIGH QUALITY
OFFICES

150 - 250
KVA POWER

50 KN/M2
FLOOR LOADING

ACCOMMODATION (GIA)

25,897 - 56,009 SQ FT

UNIT 8	sq ft
Warehouse	23,231
Office	2,666
Total	25,897
Car Parking Spaces	35

UNIT 9	sq ft
Warehouse	27,496
Office	2,616
Total	30,112
Car Parking Spaces	32

COMBINED UNITS 8 & 9	sq ft
Warehouse	50,727
Office	5,282
Total	56,009
Car Parking Spaces	67

unit 8 & 9

LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

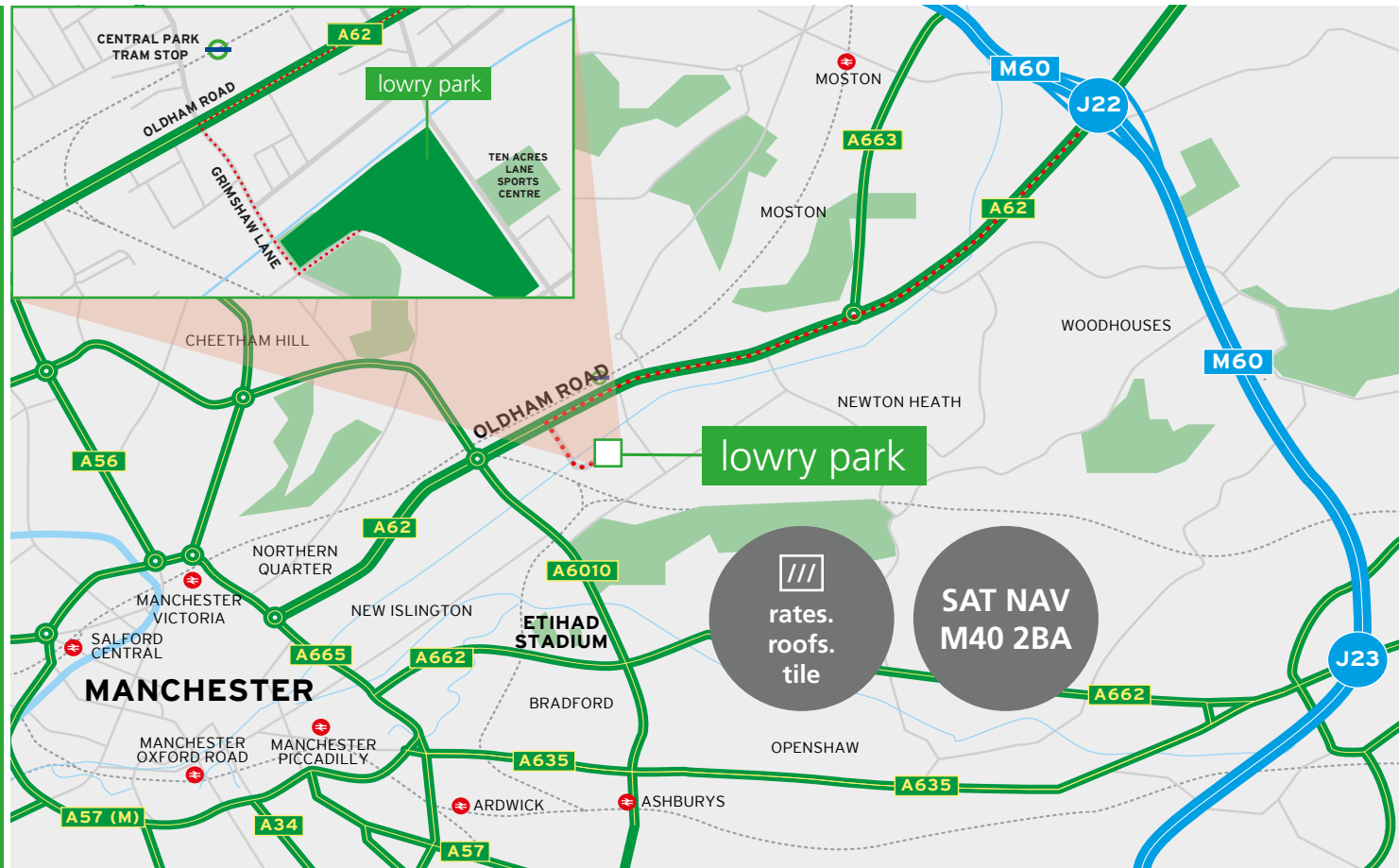
CANMOOR

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:

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

Colliers
0161 831 3300
colliers.com/uk/industrial

John Sullivan
john.sullivan2@colliers.com
07702 908 353
Andy Pexton
andrew.pexton@colliers.com
07831 820 694

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

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