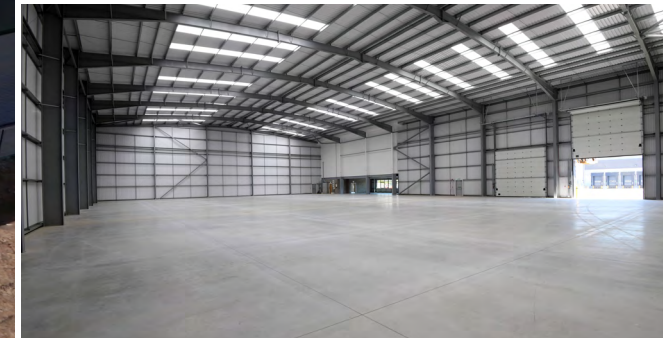


unit 8 & 9

LOWRY PARK ■ GRIMSHAW LANE ■ MANCHESTER ■ M40 2BA

CANMOOR



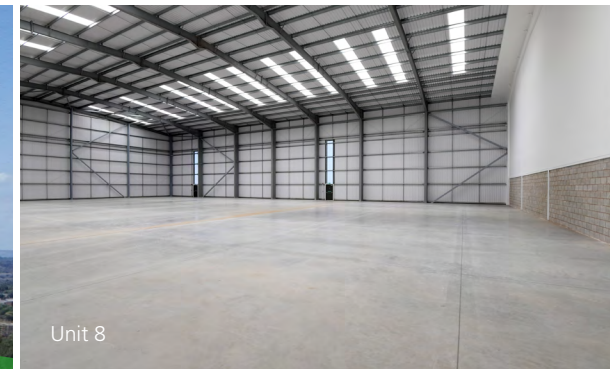
2 New Industrial Units Immediately Available
25,897 - 56,009 sq ft (2,405.9 - 5,204.5 sq m) **TO LET**

- 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

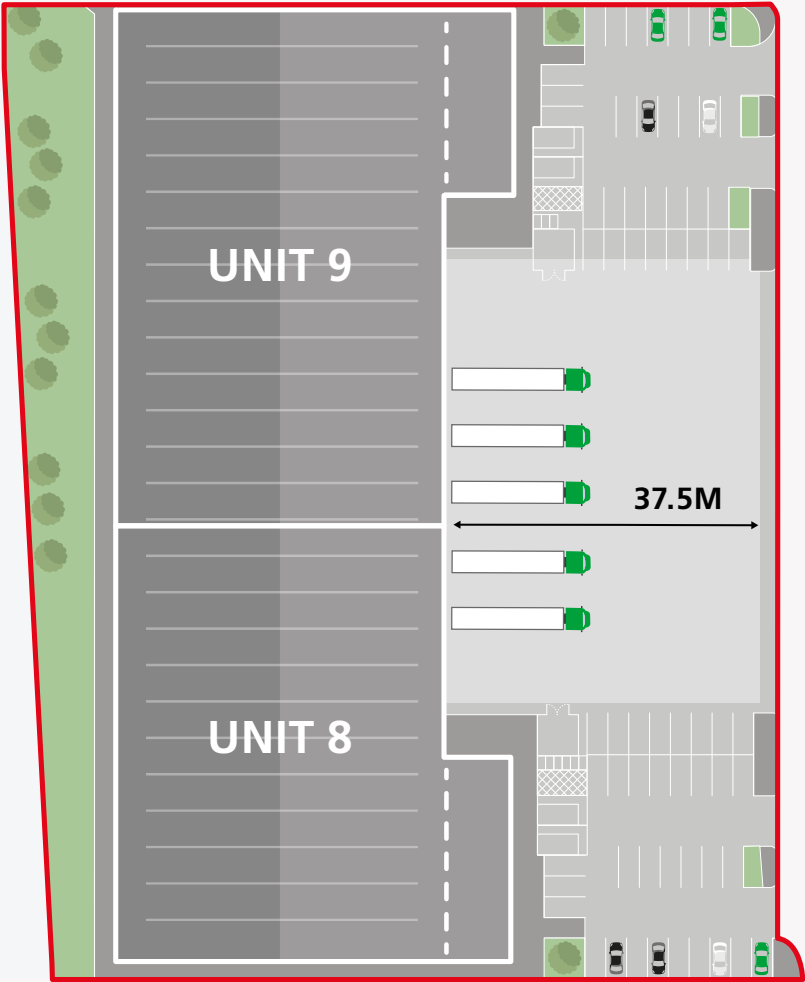
MANCHESTER

unit 8 & 9

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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)

25,807 - 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

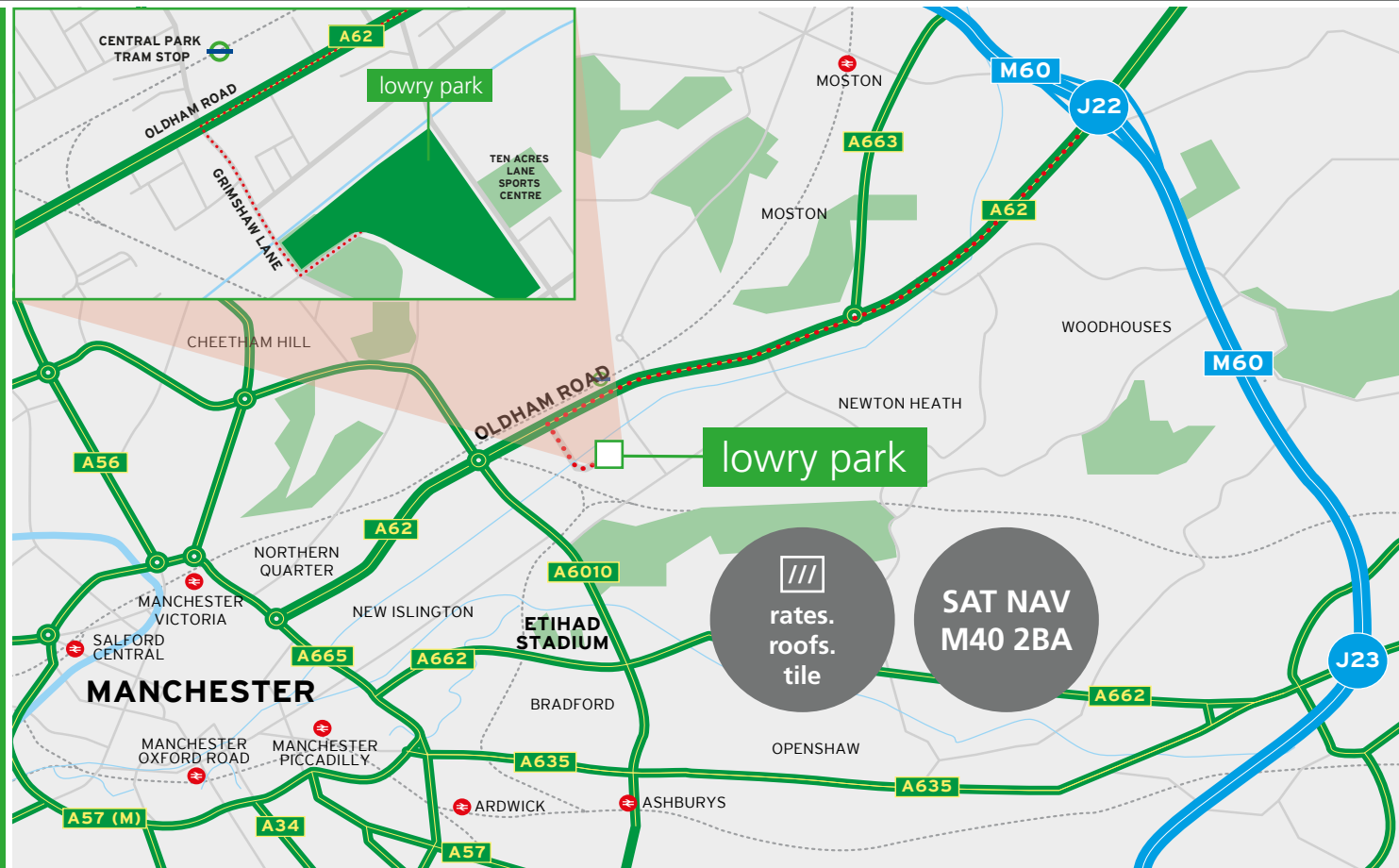
CANMOOR

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:

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