

**NEW SPEC UNITS, PRIME LOCATION**



## Unit 4 Lowry Park

Grimshaw Lane, Manchester, M40 2BA

**Available Now - New spec units - Prime location**

**5,050 sq ft**  
(469.16 sq m)

- New Spec Units
- 8m min eaves
- 16m yard depths
- 100-150 KVA
- Allocated parking and yard areas
- Level loading

# Unit 4 Lowry Park, Grimshaw Lane, Manchester, M40 2BA

## Summary

<b>Available Size</b>	5,050 sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The site comprises of 25.31 acres of new spec industrial and logistics units, located in a prime location in Greater Manchester. Units range from 5,050 SQ FT - 153,700 SQ FT.

The site is suitable for last mile logistics, trade counter, warehouse and manufacturing uses.

## Specifications

Detailed data packs for each unit are available, but outlined below is a summary of the key spec:

- level access loading
- 8m eaves height
- 16m yard depth
- Fully secure site
- 50 KN/m2 floor loading
- High quality office accommodation
- 3 phase power

## Location

Lowry Park is strategically located just 3.5 miles from Junction 22 of the M60 and 3 miles from Manchester City Centre.

Local occupiers include Travis Perkins, Fujitsu, Jewson, Royal Mail and K+N.

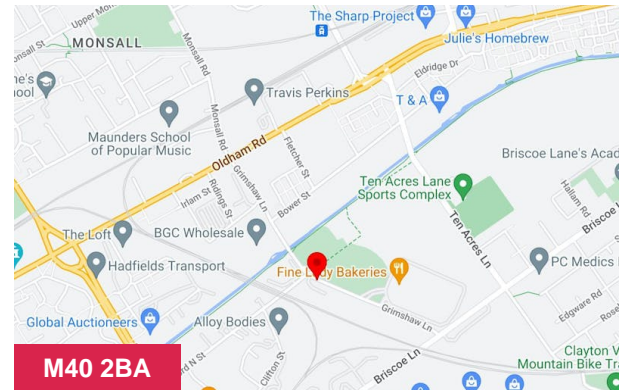
## Distance by road (miles)

- Manchester 3
- M60 J22 3.5
- M6 J21a 17.8
- Warrington 22.7
- Liverpool 37.2
- London 210.9
- Manchester Airport 11.6
- Widnes Rail Freight Terminal 30.7
- Liverpool Container Port 35.5
- Liverpool John Lennon Airport 35.5
- Ellesmere Port 41.3

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Warehouse	4,175	387.87	Available
1st - Office	875	81.29	Available
<b>Total</b>	<b>5,050</b>	<b>469.16</b>	



## Viewing & Further Information



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