

The Savills logo consists of a solid yellow square with the word "savills" written in a lowercase, red, sans-serif font.

# FOR SALE

**Light Industrial  
Development Opportunity**  
3.02 Acre Site

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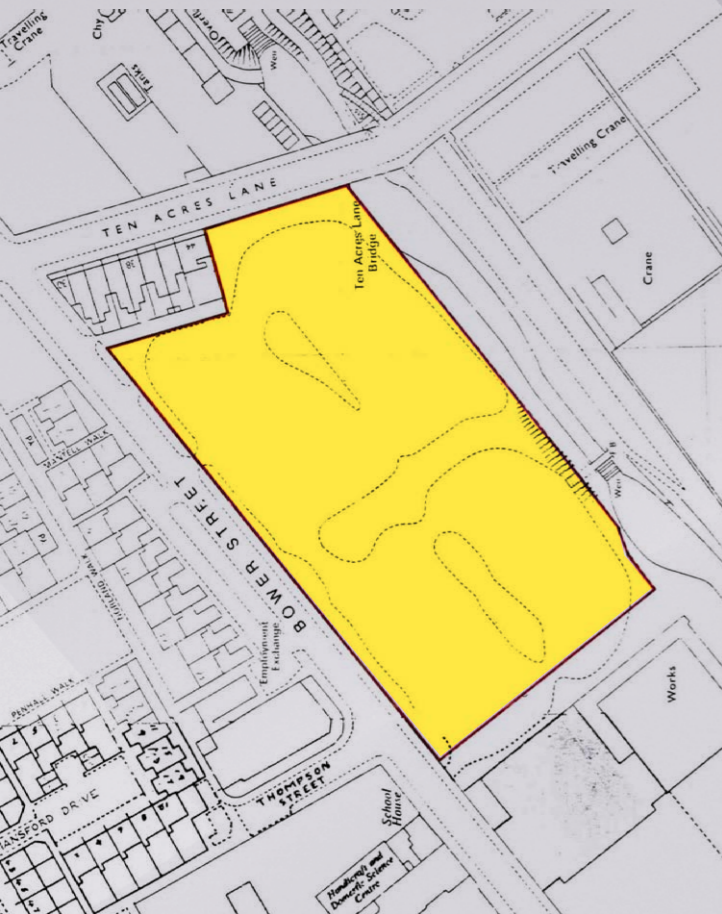
**Bower Street**  
Manchester  
**M40 2AF**

On the Instructions of



# DESCRIPTION

The site is broadly rectangular in shape and comprises an area of tarmacadam hardstanding with scrub vegetation.



VELODROME



ETIHAD CAMPUS



MANCHESTER CITY CENTRE

EASTLANDS REGENERATION ZONE

LOWRY PARK

BGC wholesale

searchlight



Holiday Inn

YOUR HOUSING

3.02 Acre Site

5 mins to City Centre

A62

CENTRAL PARK



# LOCATION

The site is located on the South side of Bower Street. The site is strategically located for last mile logistics, inside the Manchester ring road just 3 miles from Junction 22 of the M60 and 2 miles east of Manchester City Centre.

Access to Bower Street is from either Ten Acre Lane or Grimshaw Lane, with both providing access onto A62 Oldham Road.

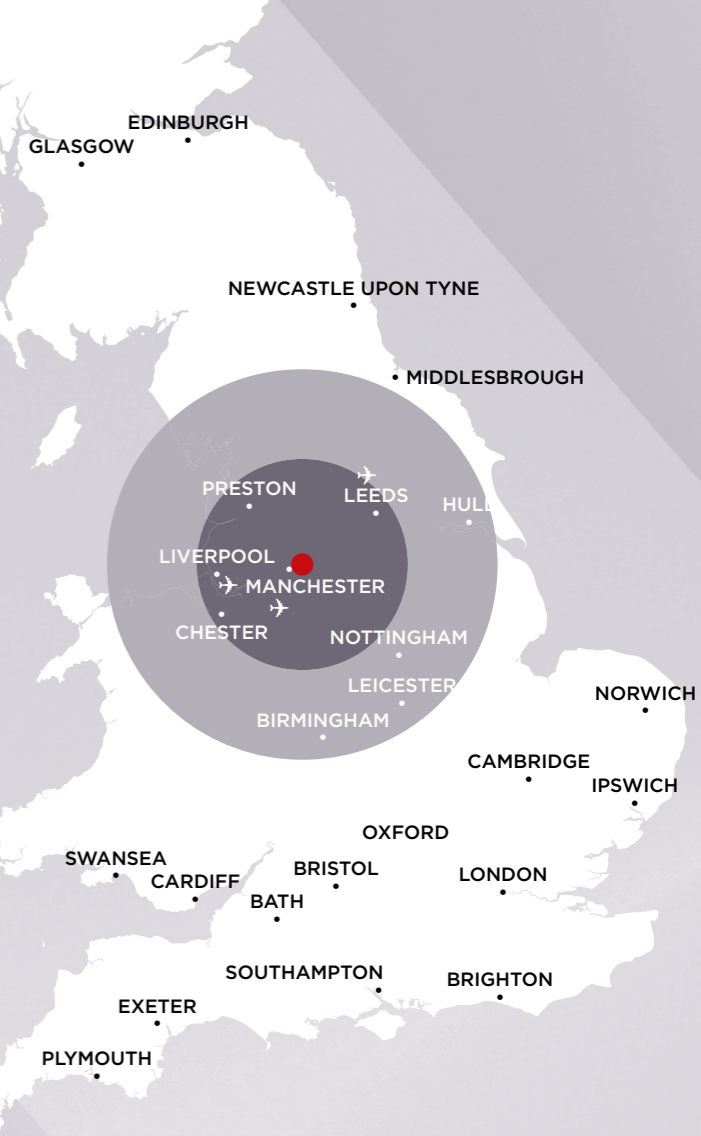
**Click to view:**



## DRIVE TIME

- 1 hours drive time
- 2 hours drive time

Central Park Tram Stop	<b>0.9 miles</b>
Manchester	<b>2 miles</b>
M60 J21/J22	<b>3 miles</b>
Manchester Airport	<b>11 miles</b>
Liverpool John Lennon Airport	<b>35 miles</b>
Liverpool	<b>37 miles</b>
Leeds	<b>40 miles</b>
Port of Liverpool	<b>43 miles</b>
Birmingham	<b>88 miles</b>
London	<b>202 miles</b>



# FURTHER INFORMATION

## TERMS

The site is available for sale on a long leasehold basis. The lease is for a period of 250 years. Further details available on request.

## PRICE

On application.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

By appointment with the sole agent.

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