

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, centered within a bright yellow square.

FOR SALE

**Light Industrial
Development Opportunity**
Approx. 3 Acres

Bower Street
Manchester
M40 2AF

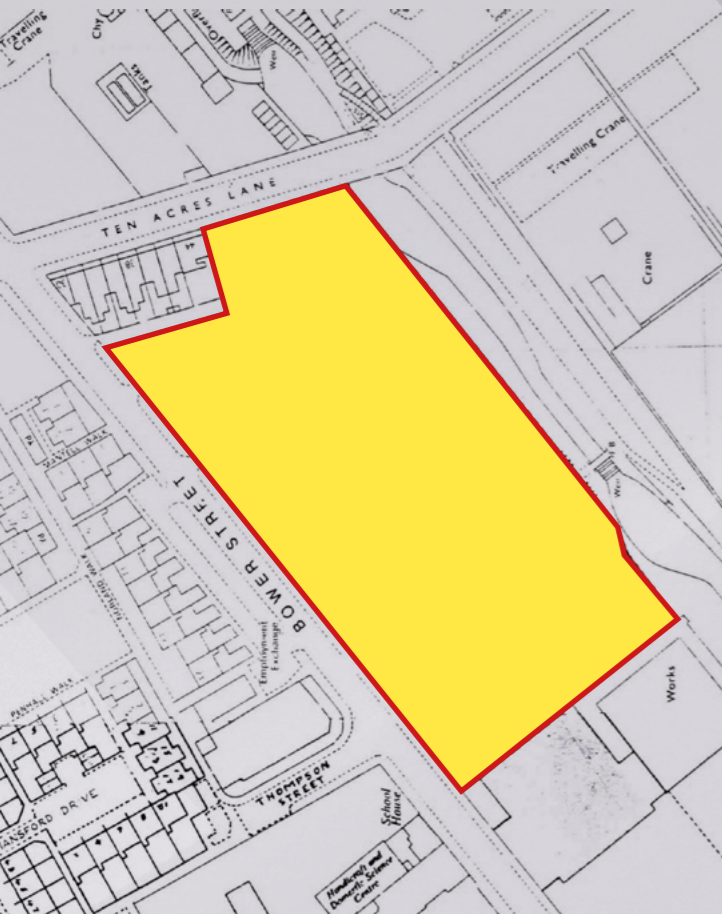
On the Instructions of



**Approx.
3 Acres**

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



YOUR HOUSING

Approx. 3 Acres

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	0.9 miles
Manchester	2 miles
M60 J21/J22	3 miles
Manchester Airport	11 miles
Liverpool John Lennon Airport	35 miles
Liverpool	37 miles
Leeds	40 miles
Port of Liverpool	43 miles
Birmingham	88 miles
London	202 miles



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.

Emily Crawford

T 0161 602 8223

M 07816 184 094

E emily.crawford@savills.com

Alex Palfreyman

T 0161 277 7231

M 07870 999 773

E apalfreyman@savills.com



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Designed and produced by Richard Barber & Co. 0161 833 0555. www.richardbarber.co.uk. June 2025.

