

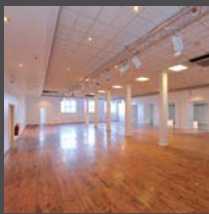
...a truly remarkable mill
conversion offering a first class
business environment



LOWRY

Mill

J16 M60 Swinton



M27 6DB

To Let

Superior Quality Office Accommodation

Suites from 1,000 - 100,000 sq ft
in floors of up to 22,000 sq ft
with on site Restaurant, Gym and
Conference Facilities

www.lowrymill.co.uk

AN EXCELLENT WELCOME FOR DISCERNING OCCUPIERS AND THEIR CLIENTELE

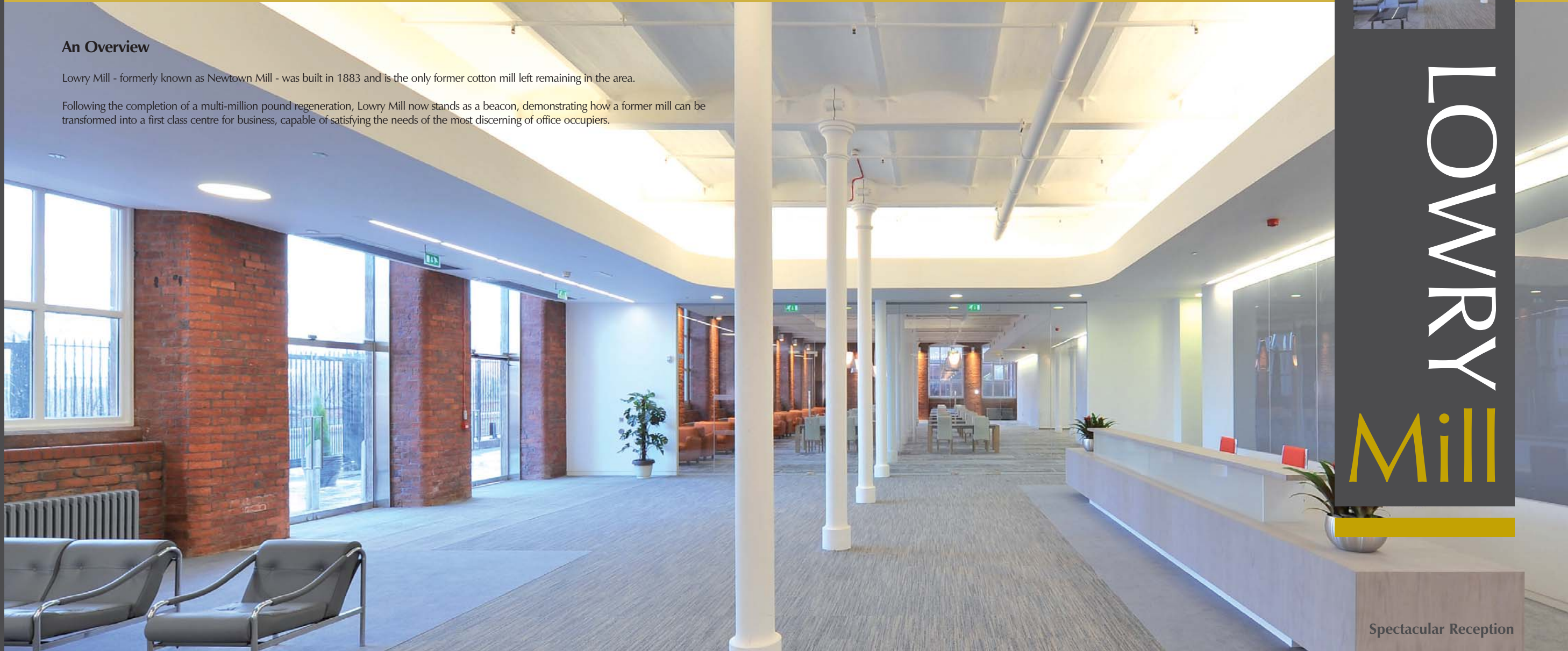
An Overview

Lowry Mill - formerly known as Newtown Mill - was built in 1883 and is the only former cotton mill left remaining in the area.

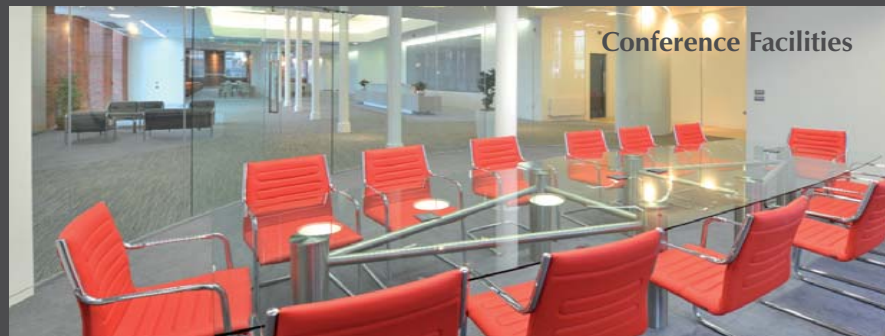
Following the completion of a multi-million pound regeneration, Lowry Mill now stands as a beacon, demonstrating how a former mill can be transformed into a first class centre for business, capable of satisfying the needs of the most discerning of office occupiers.



LOWRY
Mill



Spectacular Reception



Conference Facilities



Restaurant



Reception





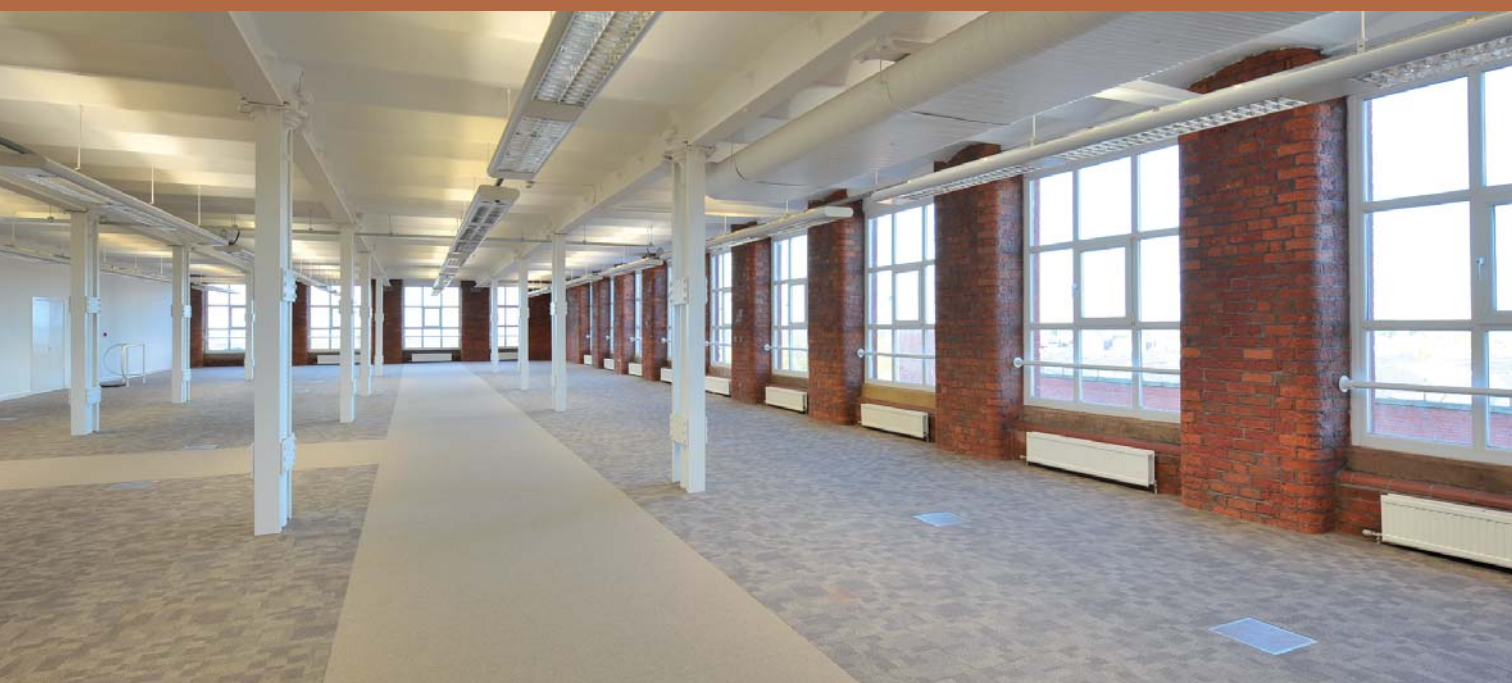
A Superior Specification

- Up to 84,000 sq ft of office space over four floors
- Up to 22,000 sq ft of open plan space per floor
- Suites available from 1,000 sq ft upwards
- Comfort cooling
- Raised floors
- Cat 2 lighting
- New double glazed windows throughout
- 3 new 17 person passenger lifts + additional goods lifts



www.lowrymill.co.uk

PROVIDING EXCEPTIONAL OFFICE FACILITIES, AMENITIES AND QUALITY FINISHES THROUGHOUT

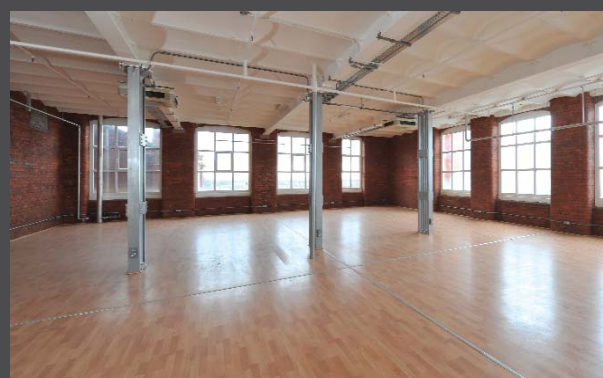
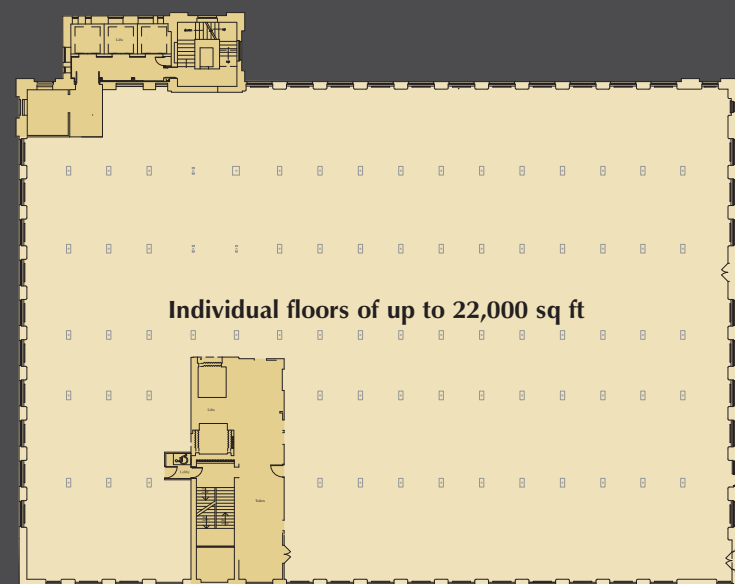


On Site Services & Amenities

- Stunning main building entrance and reception
- Stylish restaurant & break out area with WiFi
- Conference and meeting room facilities
- Fully equipped gymnasium
- On site self-storage and document archive services
- Extensive on site car parking with electric vehicle recharge points
- Secure cycle storage area
- CCTV and security lodge
- Friendly and efficient on site management and service team

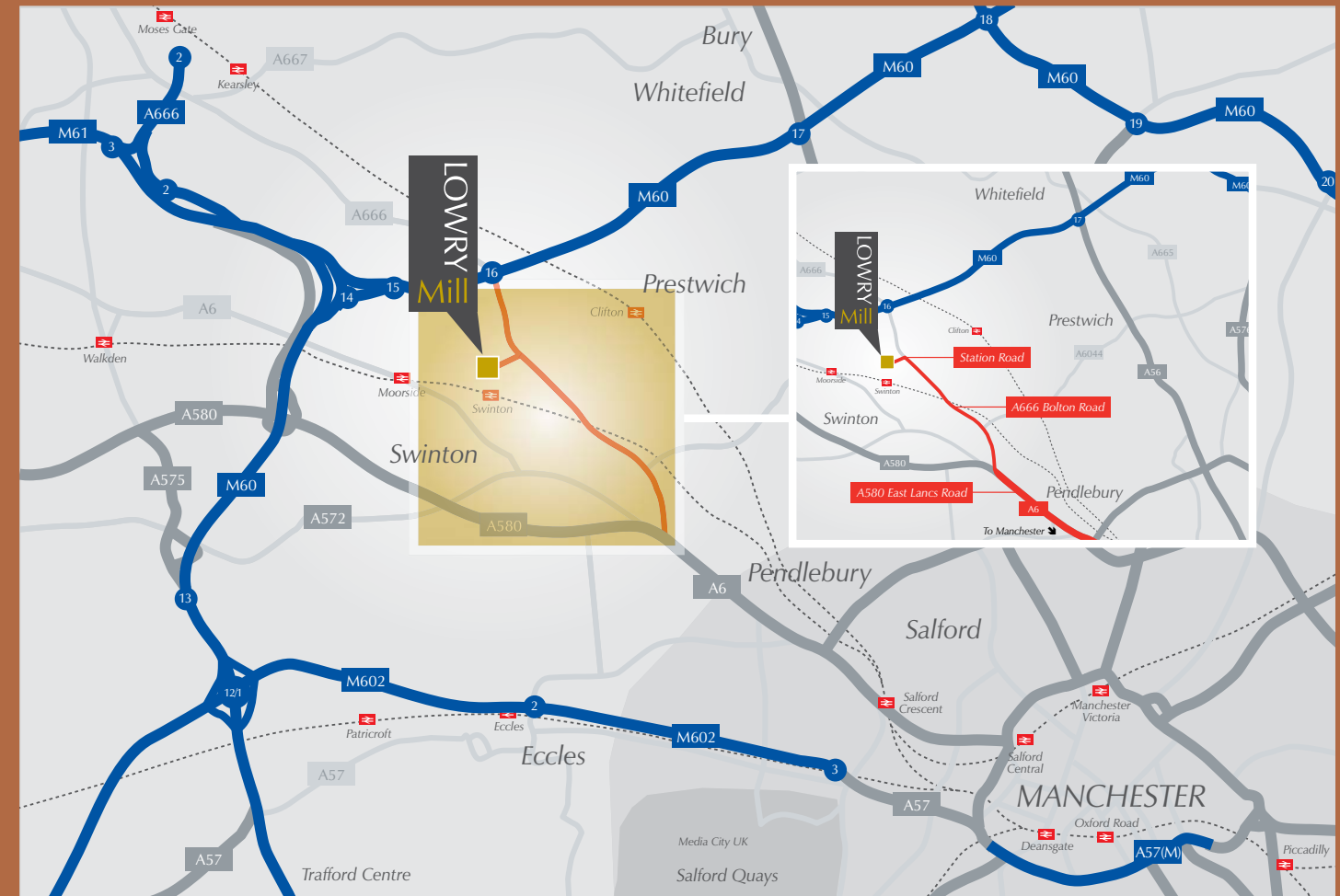


Typical Floorplan



LOWRY
Mill

WITH SUPERB ACCESS TO J16 M60 - 2 MINS



CLOSE TO MANCHESTER CITY CENTRE & SALFORD QUAYS



Swinton - an accessible location

Lowry Mill is well located close to the centre of Swinton with access to a range of retail and leisure amenities and public transport. It is also well positioned to provide excellent access to the motorway network and the rest of the Greater Manchester conurbation.

- Swinton Railway Station: 4 mins walk
- M60 motorway J16: 1 mile
- Buses (No's 19, 22, 73, 484): 3 mins walk
- Buses (No's 36 & 37): 10 mins walk

Manchester - right on the doorstep

- Media City: 5 miles
- Trafford Centre: 5 miles
- Manchester City Centre: 7 miles
- Manchester Airport: 21 miles

www.lowrymill.co.uk

LOWRY
Mill

TO LET SUPERIOR QUALITY OFFICE ACCOMMODATION...

LOWRY

Mill

J16 M60 Swinton



Viewing

Strictly by appointment with the letting agents, Canning O'Neill and Canning O'Neill Media.

www.lowrymill.co.uk

 CANNING O'NEILL
media
0161 242 1767
www.canningoneillmedia.com

 CANNING
O'NEILL
0161 244 5500
www.canningoneill.com

MISREPRESENTATION ACT: Canning O'Neill for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Canning O'Neill has any authority to make or give any representation or warranty in relation to this property. May 2012. Designed and produced by Creativeworld Tel: 01282 858200