



To Let

City Works offers modern specification with 6m eaves and 3 phase power within 3 miles of Manchester City Centre.

- Modern terraced warehouse units
- 6m eaves
- 3 phase electricity
- Dedicated loading and parking
- Located close to Manchester City Centre
- Centrally heated offices
- Kitchen facilities
- WC facilities

Norbury Court, City Works

City Works Business Park, Openshaw, Manchester, M11 2NB

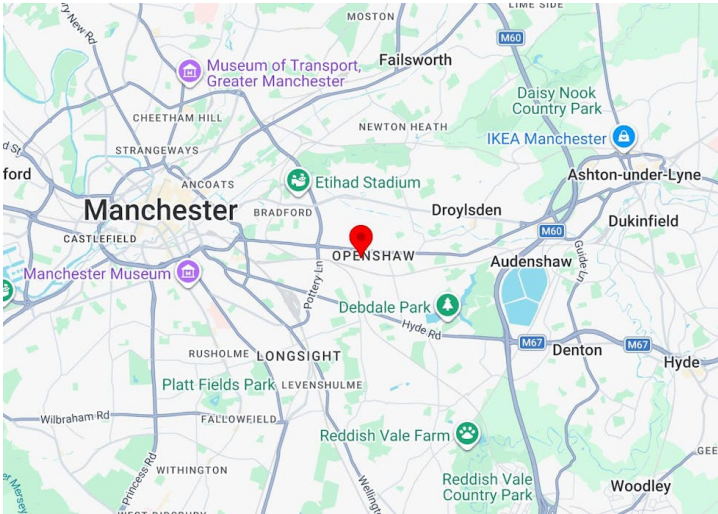
2,663 to 5,598 sq ft

247.40 to 520.07 sq m

Reference: #338256

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Summary

Available Size	2,663 to 5,598 sq ft / 247.40 to 520.07 sq m
Service Charge	N/A
EPC	Property graded as C-C (1 - C60, 6 - C61, 17 - C72)

Description

Unit 5 Clayton Court offers 3,737 sq ft of high quality warehouse accommodation. Featuring impressive ceiling heights and generous eaves, the space is enhanced by a 5-meter electrically operated warehouse door for seamless operations. Built to exacting modern standards, the unit delivers robust 40kn/sqm floor loading capacity and comprehensive 3-phase electrical infrastructure, complemented by a comfortable, centrally heated office environment.

Location

City Works Business Park features 48 high-quality modern industrial units on the A635 (Ashton Old Road), strategically positioned on the arterial route between Manchester City Centre and the M60 motorway near junctions 23 and 24.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5	3,737	347.18	Let
Unit - 6	2,696	250.47	Available
Unit - 1	5,598	520.07	Available
Unit - 17	2,696	250.47	Available
Total	14,727	1,368.19	

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