



Coda

@ City Works

WELCOMB STREET • OPENSHAW • MANCHESTER • M11 2NB

TO LET • AVAILABLE Q2 2026

4 New high quality industrial / warehouse units

7,674 to 29,439 sq.ft



Description

CODA @ CITY WORKS IS THE FINAL PHASE OF DEVELOPMENT AT THE POPULAR CITY WORKS BUSINESS PARK IN OPENSHAW.

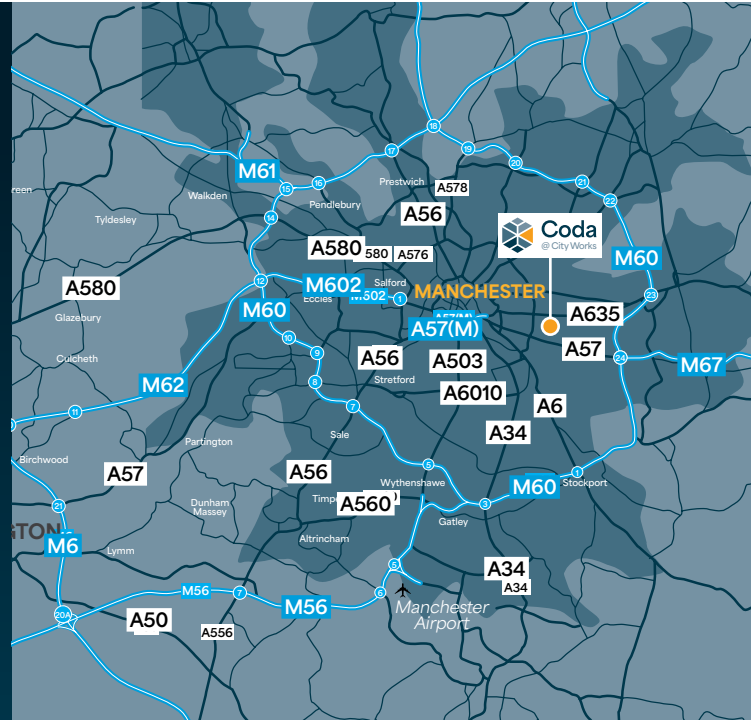
Two previous phases have been developed over the previous 20 years, with Phase One completing in 2005 and Phase 2 reaching completion in 2009.

City Works Business Park provides a total of 173,330 sq ft of modern industrial units developed over two phases in 2005 and 2009. Coda @ City works will be the final phase of the development providing an additional 75,175 sq ft of new high quality industrial / warehouse space over 4 units ranging in size from 7,674 to 29,439 sq ft.

Location

Coda @ City Works is situated on a prominent location directly on Ashton Old Road (A635) in Openshaw, one of the main arterial roads linking East Manchester and Manchester City Centre. The City Centre lies just 3 miles to the west of the site, with regular train services from Ashburys Railway Station and bus services connecting the two locations. Droylsden, Ashton-u-Lyne and Dukinfield are all within a 4 mile radius to the east of the site with Stockport Town centre 7 miles to the south.

Coda @ City Works is ideally placed for quick access across Greater Manchester. J23 of the M60 Orbital motorway is 3 miles to the east, accessed directly via the A635, whilst J24 of the M60 is 2.5 miles to the east with direct access via Hyde Road / A57. The M60 orbital motorway provides access to the wider North West motorway network including the M6, M61, M62 & M66.



Destination	Distance (miles)	Drive time (minutes)
Manchester Piccadilly	2	8
J24 M60	2.5	10
Manchester	3	10
Ashton-u-Lyne	4	15
Stockport	7	20
Trafford Park	7	20
Manchester Airport	11	22



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UNIT 01: 7,674 SQ.FT (713 SQ.M)



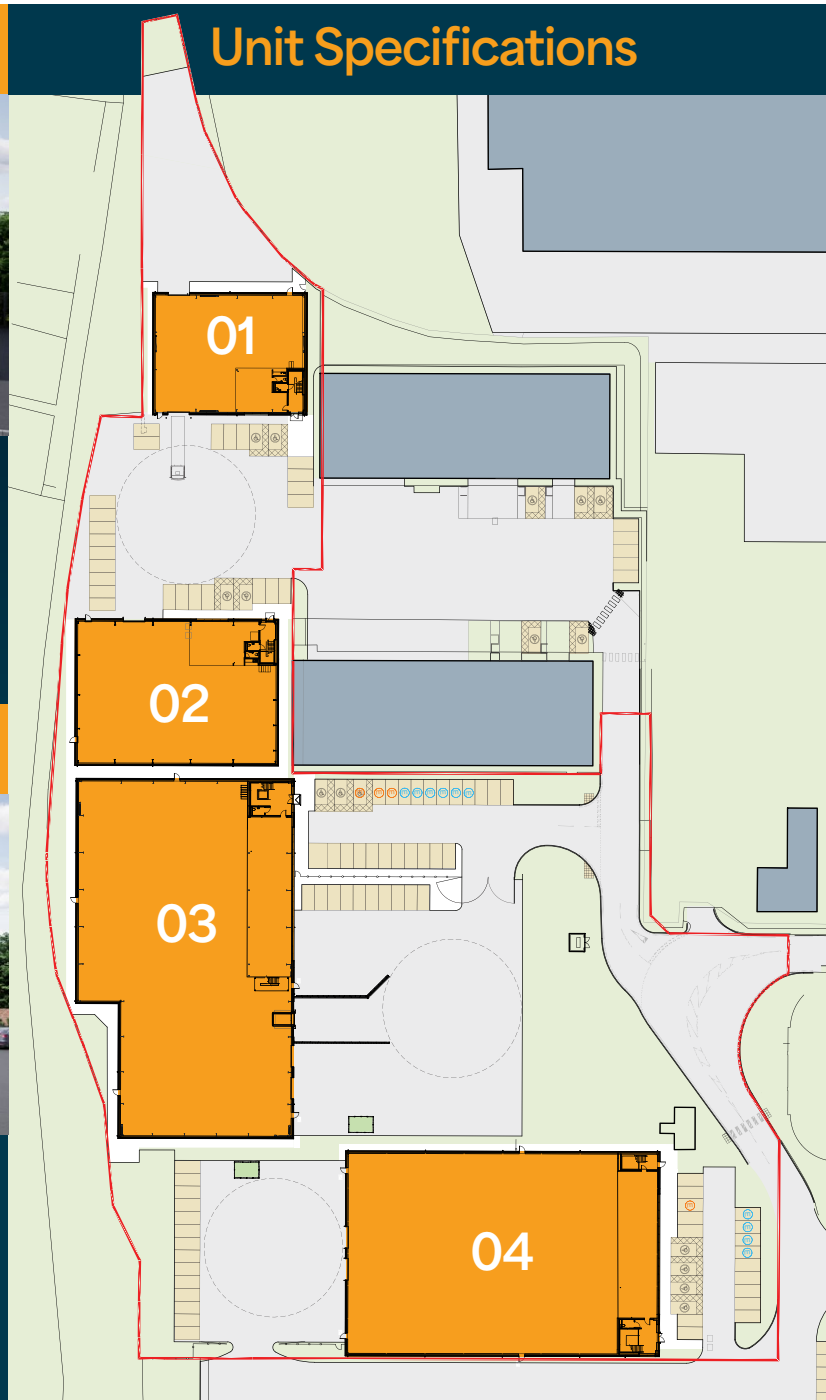
- 8m Clear height to haunch
- 50 kN/Sq.m floor loading
- 10% Rooflights
- 16% B1 offices first floor
- 2 Level access doors
- 11 Car park spaces inc 2 accessible
- 7,674 Sq.ft (GIA)

UNIT 02: 11,829 SQ.FT (1,099 SQ.M)



- 8m Clear height to haunch
- 50 kN/Sq.m floor loading
- 10% Rooflights
- 11% B1 offices first floor
- 1 Level access doors
- 18 Car park spaces inc 2 accessible
- 11,829 Sq.ft (GIA)

Unit Specifications



UNIT 03: 29,439 SQ.FT (2,735 SQ.M)



- 10m Clear height to haunch
- 50 kN/Sq.m floor loading
- 10% Rooflights
- 11% B1 offices first floor
- 2 Level access doors
- 1 Loading dock (S/J)
- 34 Car park spaces inc 3 accessible
- 29,439 Sq.ft (GIA)

UNIT 04: 26,231 SQ.FT (2,437 SQ.M)



- 10m Clear height to haunch
- 50 kN/Sq.m floor loading
- 10% Rooflights
- 12% B1 offices first floor
- 2 Level access doors
- 34 Car park spaces inc 4 accessible
- 26,231 Sq.ft (GIA)





Coda

TERMS:

The units are available by way of new FRI leases on terms to be agreed.

EPC:

The buildings are forecast to achieve an EPC of A.

VAT:

VAT is chargeable where applicable at the prevailing rate.

LEGALS:

Each party is responsible for their own legal cost.

Contact

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On behalf of:

**network
space** 

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