



Coda
@ City Works

WELCOMB STREET • OPENSHAW • MANCHESTER • M11 2NB

TO LET • AVAILABLE SUMMER 2026

4 New high quality industrial / warehouse units

7,714 to 29,462 sq.ft



Description

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

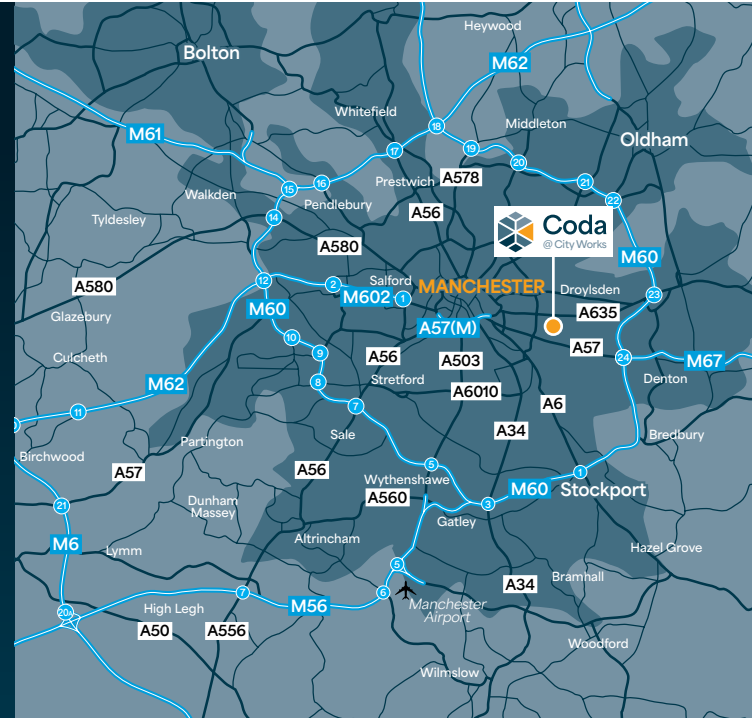
City Works Business Park provides a total of 173,330 sq ft of modern industrial units developed over two phases in 2005 and 2009. Coda @ City Works will be the final phase of the development providing an additional 75,344 sq ft of new high quality industrial / warehouse space over 4 units ranging in size from 7,714 to 29,462 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



Unit Specifications:

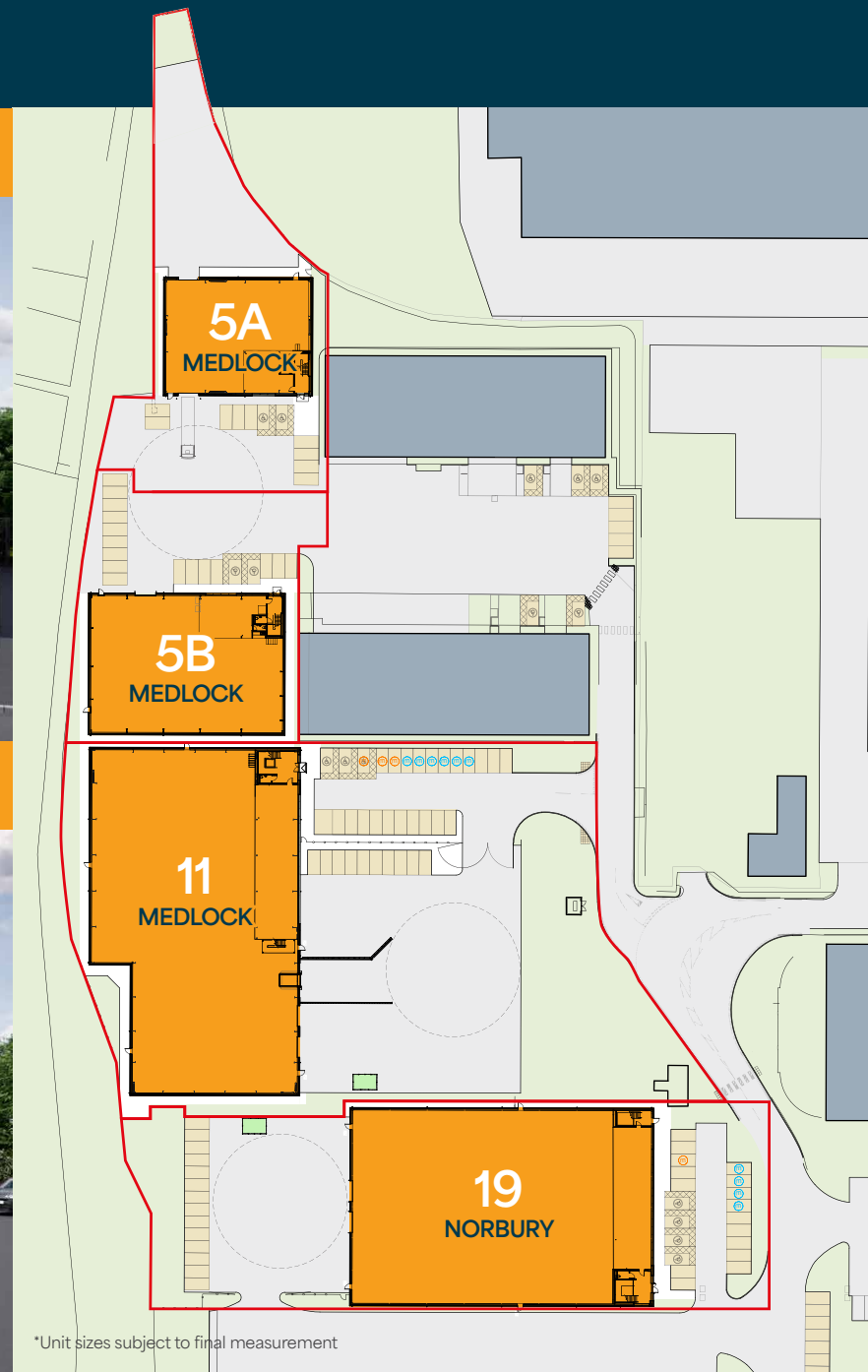
5A MEDLOCK: 7,714 SQ.FT (716 SQ.M)

- 8m Clear height to haunch
- 50 kN/Sq.m floor loading
- 10% Rooflights
- 16% B1 offices first floor
- 1 Level access doors
- 11 Car park spaces inc 2 accessible
- 100kva



5B MEDLOCK: 11,887 SQ.FT (1,104 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
- 150kva



11 MEDLOCK:

29,462 SQ.FT (2,737 SQ.M)

Unit Specifications:

- 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
- 200kva



19 NORBURY:

26,281 SQ.FT (2,441 SQ.M)

Unit Specifications:

- 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
- 200kva







Contact

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On behalf of:

**network
space** 

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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.