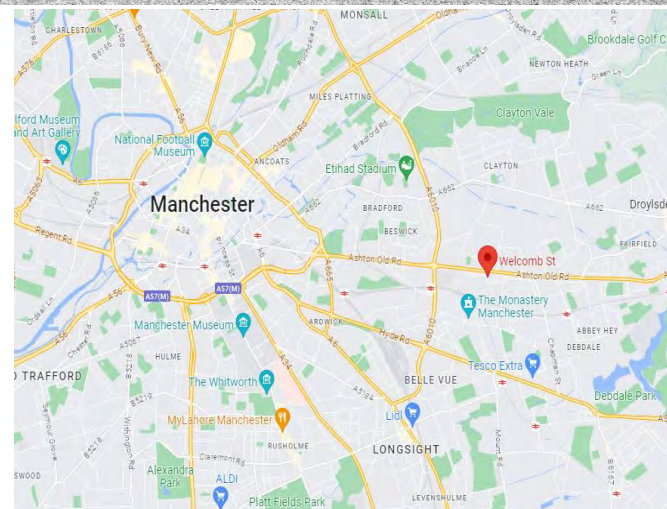




## 3,719 sqft (346sqm) Industrial unit Property Highlights

- 5m roller shutter door
- 3 phase electricity
- Dedicated loading and parking
- Close to Manchester City Centre



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## TO LET

Unit 5 Clayton Court, City Works,  
Welcomb Street, M11 2NB

## Location

City Works Business Park is a development of 48 high quality, modern industrial units. The Business Park is located on the A635 (Ashton Old Road) which is an arterial route between Manchester City Centre and the M60 Orbital motorway, close to both J23 and J24.

Transport	Distance
Junction 23 of M60 Orbital Motorway	3 miles east
Manchester City Centre	3 miles west
Ashton under Lyne Town Centre	4.6 miles east
Train to Manchester City Centre	17 mins travel time

Source: Google Maps

## Description

The unit offers 3,719 sqft of space, built to a modern specification. The unit benefits from generous eaves, 5m electrically operated warehouse door, 40kn/sqm floor loading, 3 phase electricity and a centrally heated office area. Externally, the unit benefits from a dedicated loading area and parking.

## Accommodation

Unit	Sqft	Sqm
Warehouse	3,719	346

## Rent

On Application

## Rateable Value

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £22,750. Interested parties should enquire with the Local Authority for further information.

## Service Charge

£0.64 per sqft

## EPC

The Property benefits from an EPC rating of a C.

## VAT

All outgoings are subject to VAT.

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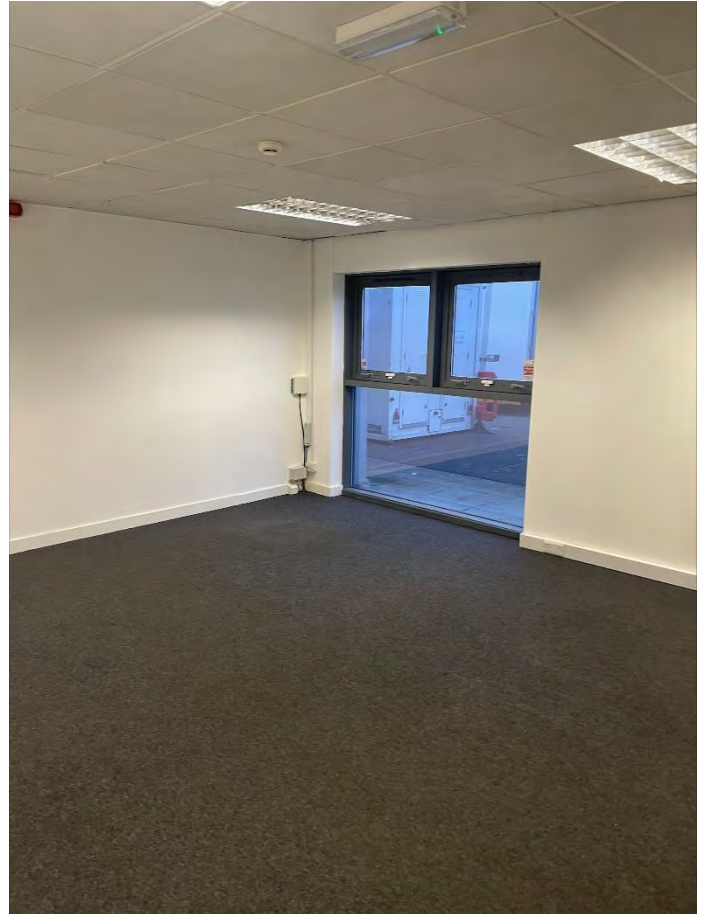
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