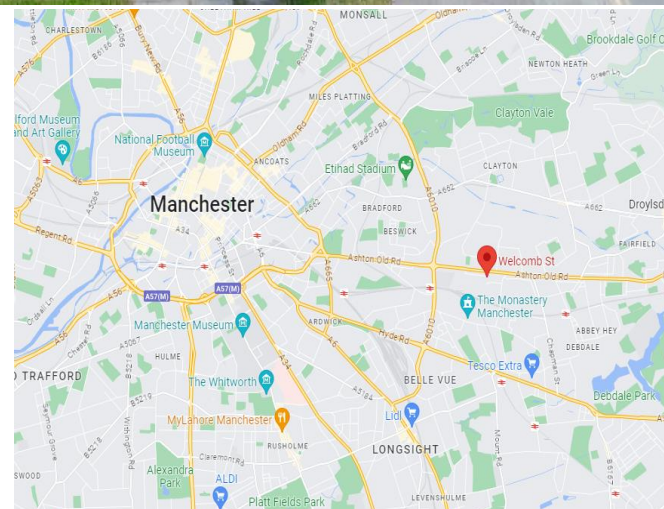




## **0.3 acres (13,068sqft) Compound Property Highlights**

- 0.3 acres
- Fully secure
- Part concrete / Tarmac
- Close to Manchester City Centre

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## TO LET

Compound1, 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 site offers c. 0.3 acres of open storage facilities on the popular City Works Business Park. The site benefits from palisade fencing along the perimeter, a mixture of concrete and tarmac surfacing as well as services directly to the site.

## Accommodation

Unit	Acres	Sqft
Compound	0.3	13,068

## Rent

On Application

## Rateable Value

Interested parties should enquire with the Local Authority for further information.

## Service Charge

TBC

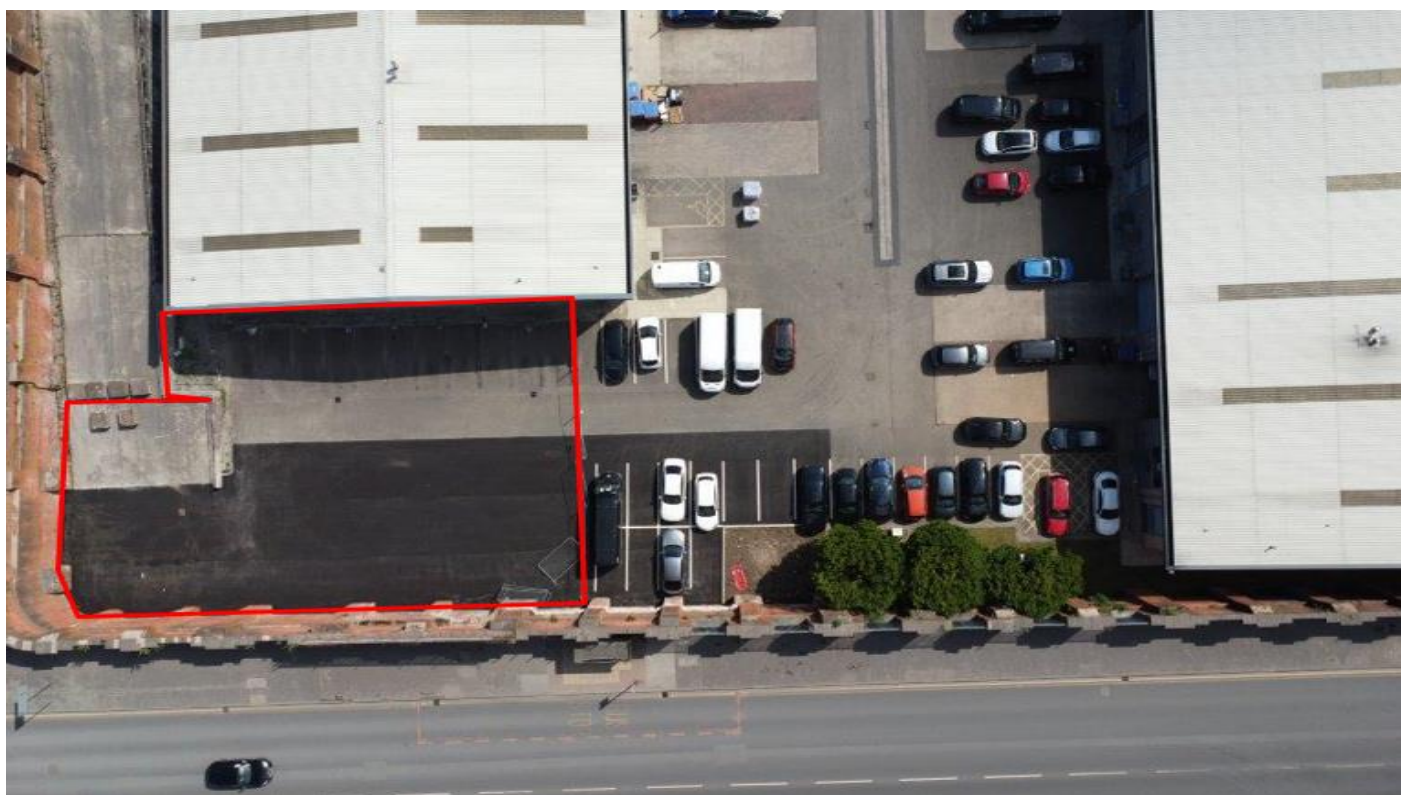
## VAT

All outgoings are subject to VAT.

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**The Misrepresentation Act 1967.**

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