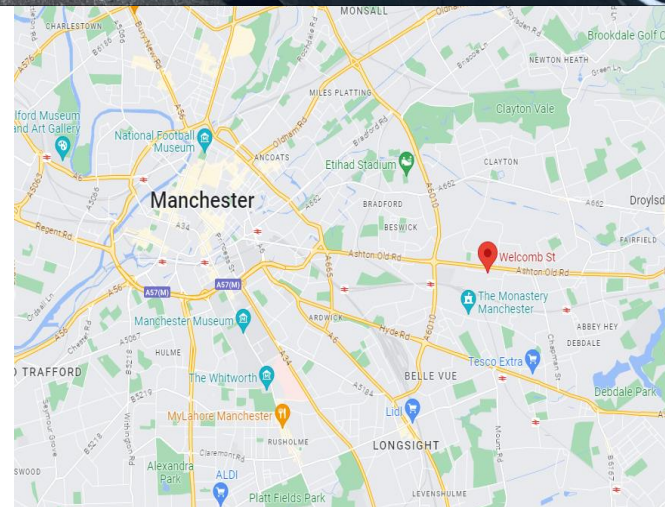




3,719 sqft (346sqm) Industrial unit

Property Highlights

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

**JACK SULLIVAN**

Cushman & Wakefield

Mobile: +44(0)7824 442173

Email: jack.a.sullivan@cushwake.com**ROB TAYLOR**

Cushman & Wakefield

Mobile: +44 (0)7825 193365

Email: rob.p.taylor@cushwake.com

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

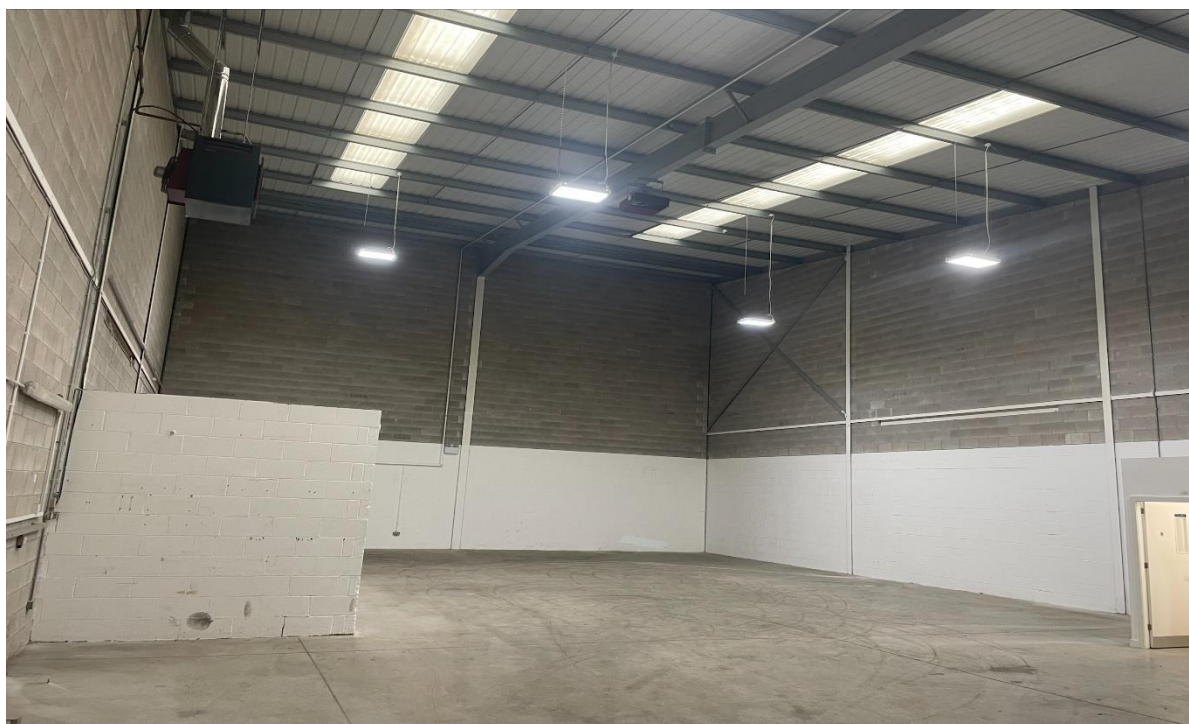
The Property benefits from an EPC rating of a C.

VAT

All outgoings are subject to VAT.

JACK SULLIVAN
Cushman & Wakefield
Mobile: +44(0)7824 442173
Email: jack.a.sullivan@cushwake.com

ROB TAYLOR
Cushman & Wakefield
Mobile: +44 (0)7825 193365
Email: rob.p.taylor@cushwake.com

**The Misrepresentation Act 1967.**

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. November 2024.