



# Coda

@ City Works

WELCOMB STREET • OPENSHAW • MANCHESTER • M11 2NB

**TO LET • AVAILABLE SUMMER 2026**

4 New high quality industrial / warehouse units

**7,680 to 29,440 sq.ft**





# Description

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

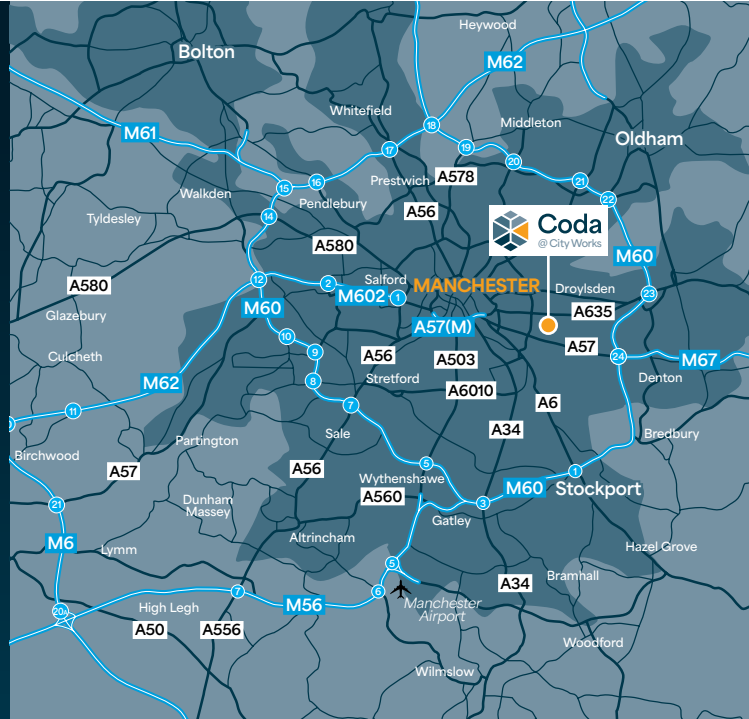
City Works Business Park provides a total of 173,330 sq ft of modern industrial units developed over two phases in 2005 and 2009. Coda @ City Works will be the final phase of the development providing an additional 75,175 sq ft of new high quality industrial / warehouse space over 4 units ranging in 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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Google Maps link**



**What3words  
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## 5A MEDLOCK: 7,680 SQ.FT (713 SQ.M)



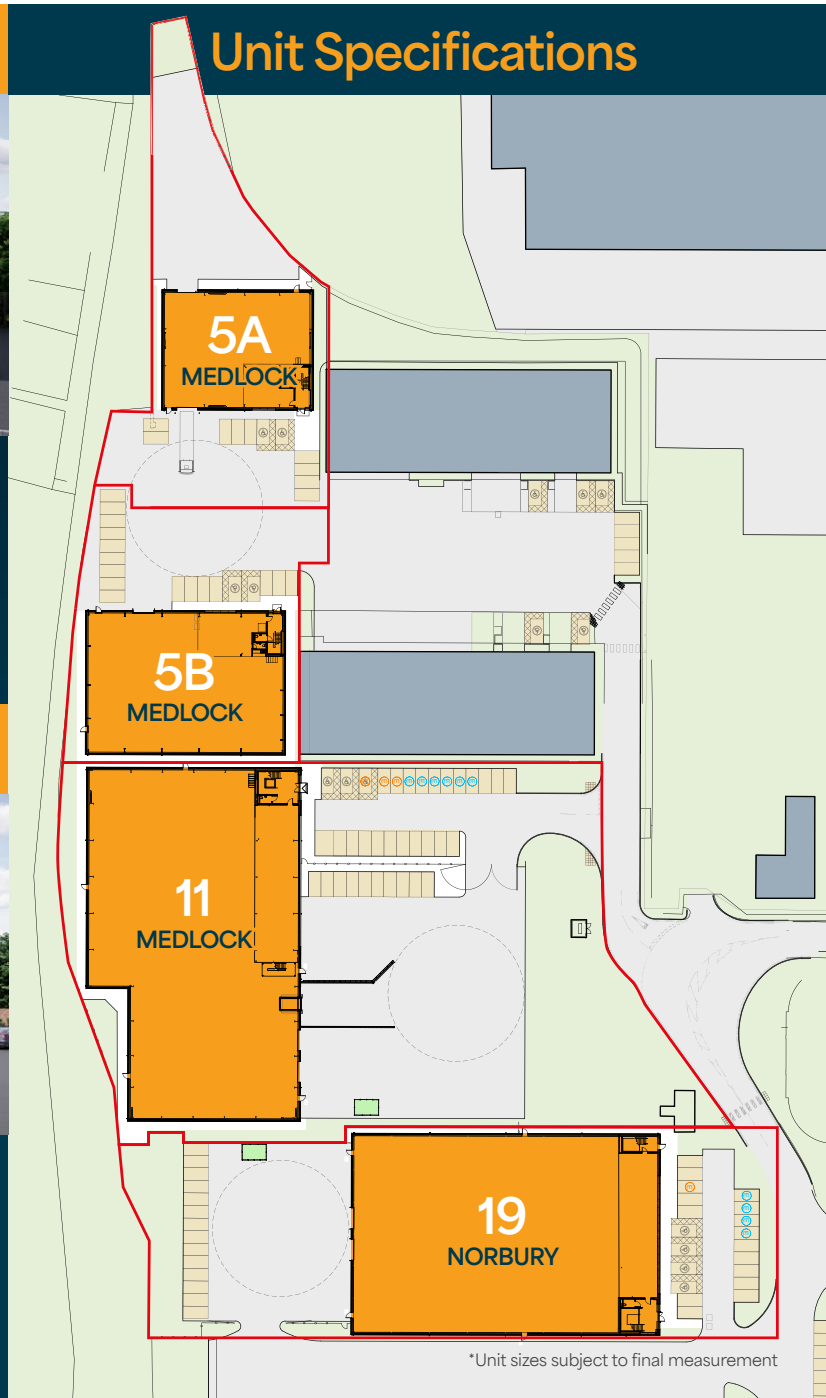
- 8m Clear height to haunch
- 50 kN/Sq.m floor loading
- 10% Rooflights
- 16% B1 offices first floor
- 2 Level access doors
- 11 Car park spaces inc 2 accessible
- 100kva

## 5B MEDLOCK: 11,830 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
- 150kva

## Unit Specifications



## 11 MEDLOCK: 29,440 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
- 200kva

## 19 NORBURY: 26,230 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
- 200kva

\*Unit sizes subject to final measurement









# 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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