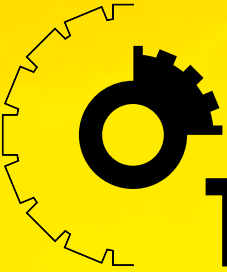


Phase 2
To Let / For Sale
Industrial / Business Units
2,663 - 5,598 sq ft



The City Works



Ashton Old Road // Openshaw // Manchester

Industrial

langtree 

The Site

The City Works is a development of high quality industrial/business units situated on Ashton Old Road, one of Manchester's main arterial roads linking the City Centre with the M60 Orbital motorway.

The first phase is now fully let and the second phase, Norbury Court, benefits from well-sized service yards capable of accommodating the largest commercial vehicles. Externally, hard and soft landscaping provides a high quality business park environment.

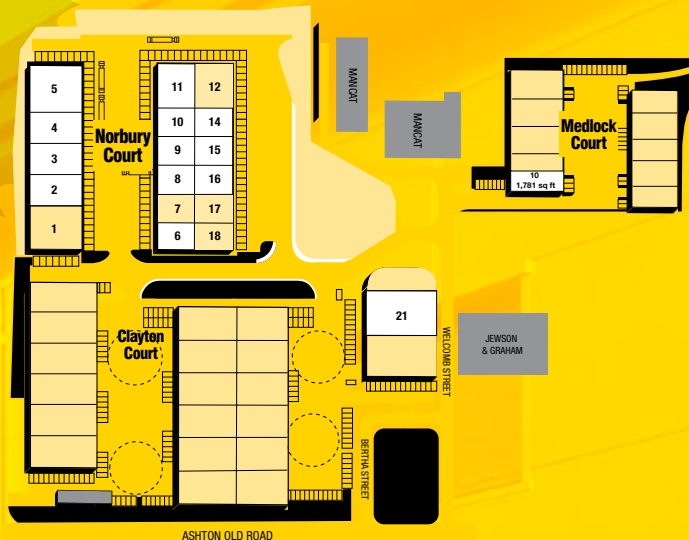
The Details

- Steel portal frame construction
- Minimum headroom clearance of 19 ft (6m)
- Floor load bearing of 40 kn/m²
- Three phase electricity (60 - 100 amps)
- Electronically operated sectional up and over doors (4m wide x 5m high)
- Extensive site security
- Mains gas and electricity connected
- Warehouse and office lighting
- Gas warm air blowers to warehouse
- Gas central heating to offices
- Fully fitted offices
- Generous car parking
- Units are available either individually or combined
- BREEAM 'Very Good' rating

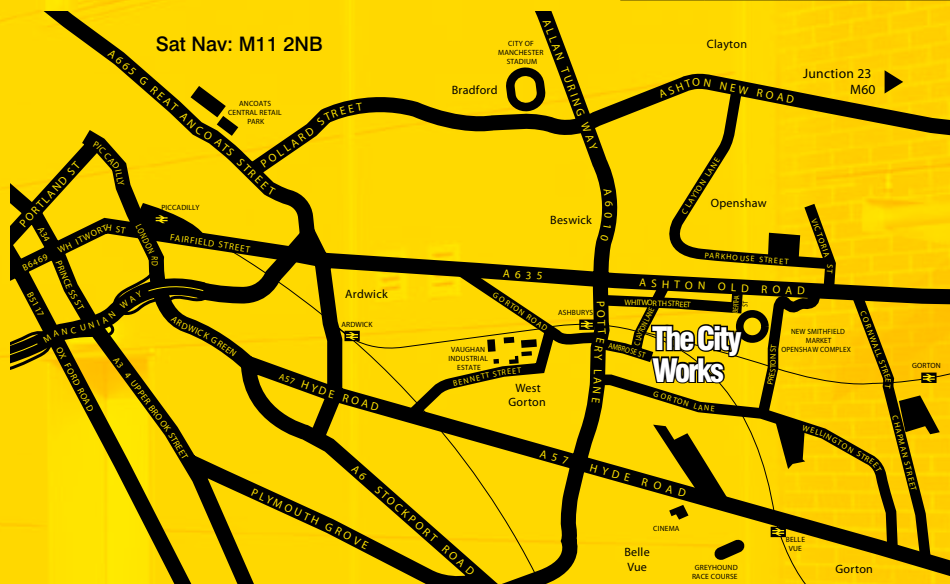
The Location

The City Works is located within Openshaw fronting Ashton Old Road (A635) which provides one of the main arterial routes east from Manchester City Centre to Junction 23 of the M60 Orbital.

- Established business location
- Fronting Ashton Old Road (A635)
- 1/2 mile to inner ring road (A6010)
- 2 miles from Manchester City Centre
- 2 1/2 miles to M60 Orbital Motorway, Junctions 23 & 24



Unit	Office (sq ft)	Warehouse (sq ft)	Total (sq ft)
1	LET		
2	418	3,322	3,740
3	452	3,288	3,740
4	452	3,288	3,740
5	608	4,990	5,598
6	479	2,217	2,696
7	SOLD		
8	422	2,241	2,663
9	422	2,241	2,663
10	422	2,241	2,663
11	437	3,586	4,023
12	SOLD		
14	423	2,240	2,663
15	421	2,242	2,663
16	422	2,241	2,663
17	LET		
18	SOLD		
21	-	-	9,064



www.langtreegroupplc.co.uk/cityworks

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01925 273000
www.langtreegroupplc.co.uk



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