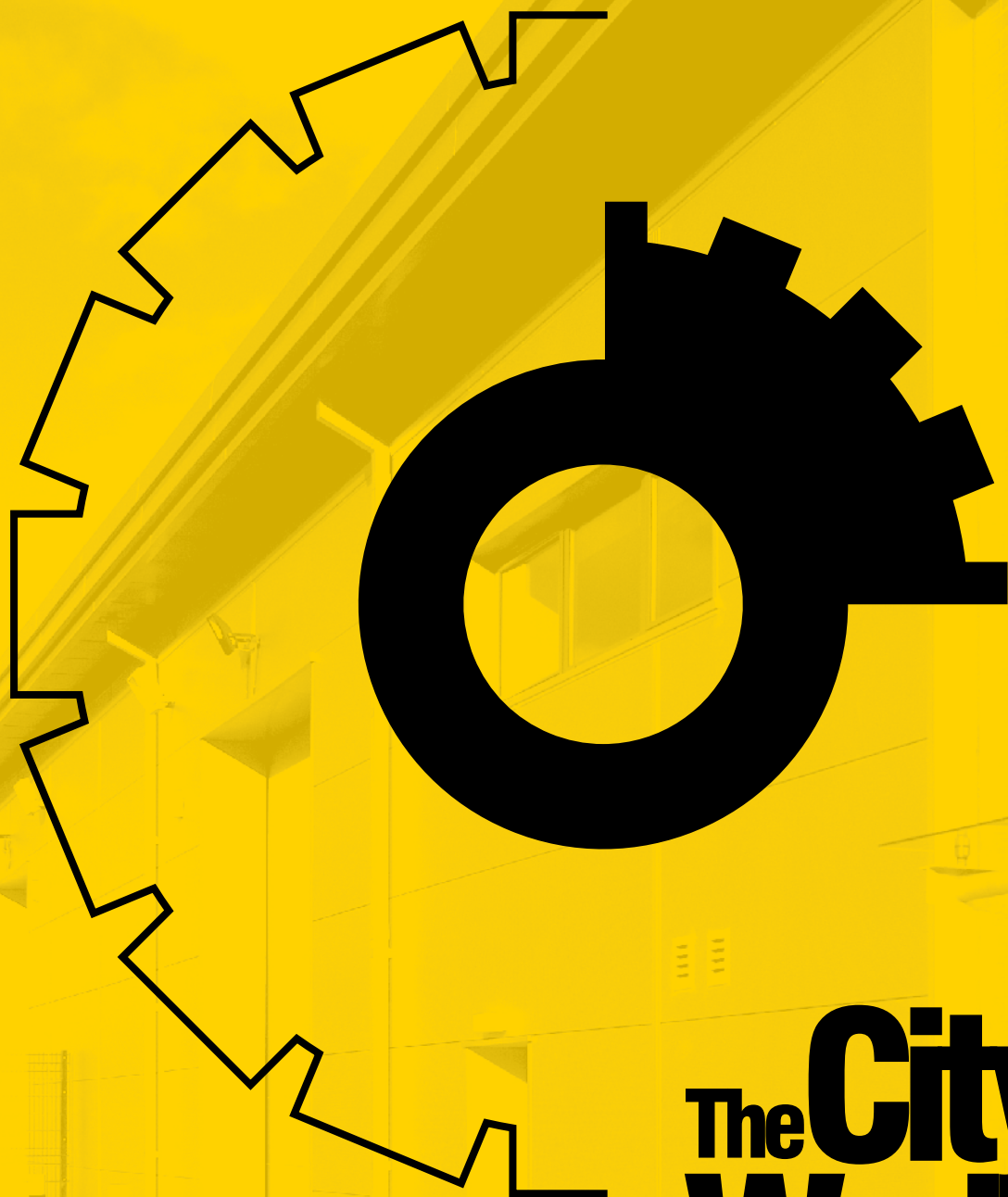


Phase 2
To Let Industrial / Business Units
2,600 - 22,000 sq ft



**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.

Phase 1 completed in 2005, comprises two courtyards of 31 units; Clayton Court and Medlock Court, providing a total of 116,000 sq ft.

Following the success of Phase 1, Phase 2 is now on site. Phase 2, Norbury Court provides a range of sizes from 2,600 - 22,000 sq ft. The buildings comprise steel portal frames with two contrasting cladding types. The elevations are a combination of composite micro-rib panels and sinusoidal cladding sheets.

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 City Works incorporates CCTV monitoring, alarm and barrier control systems and in addition, the development fully embraces BREEAM principles.



Industrial/business accommodation:

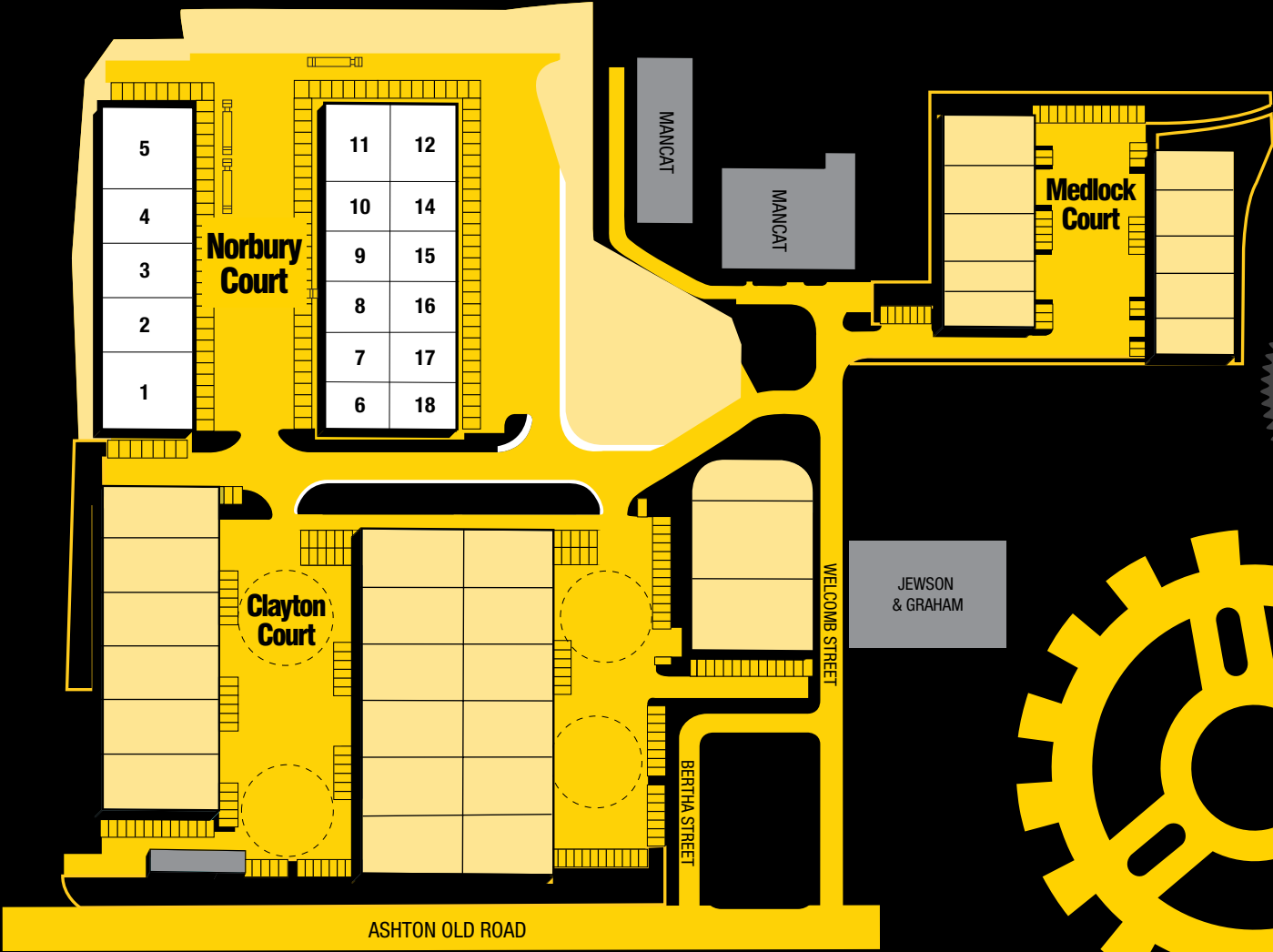
- Steel portal frame construction
- Minimum headroom clearance of 19 ft (6m)
- Floor load bearing of 40 kn/m²
- Three phase electricity (60 - 100 amps)
- Electronically operated sectional up and over doors (4m wide x 5m high)
- Extensive site security
- Mains gas and electricity connected
- Warehouse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



The Details

Norbury Court

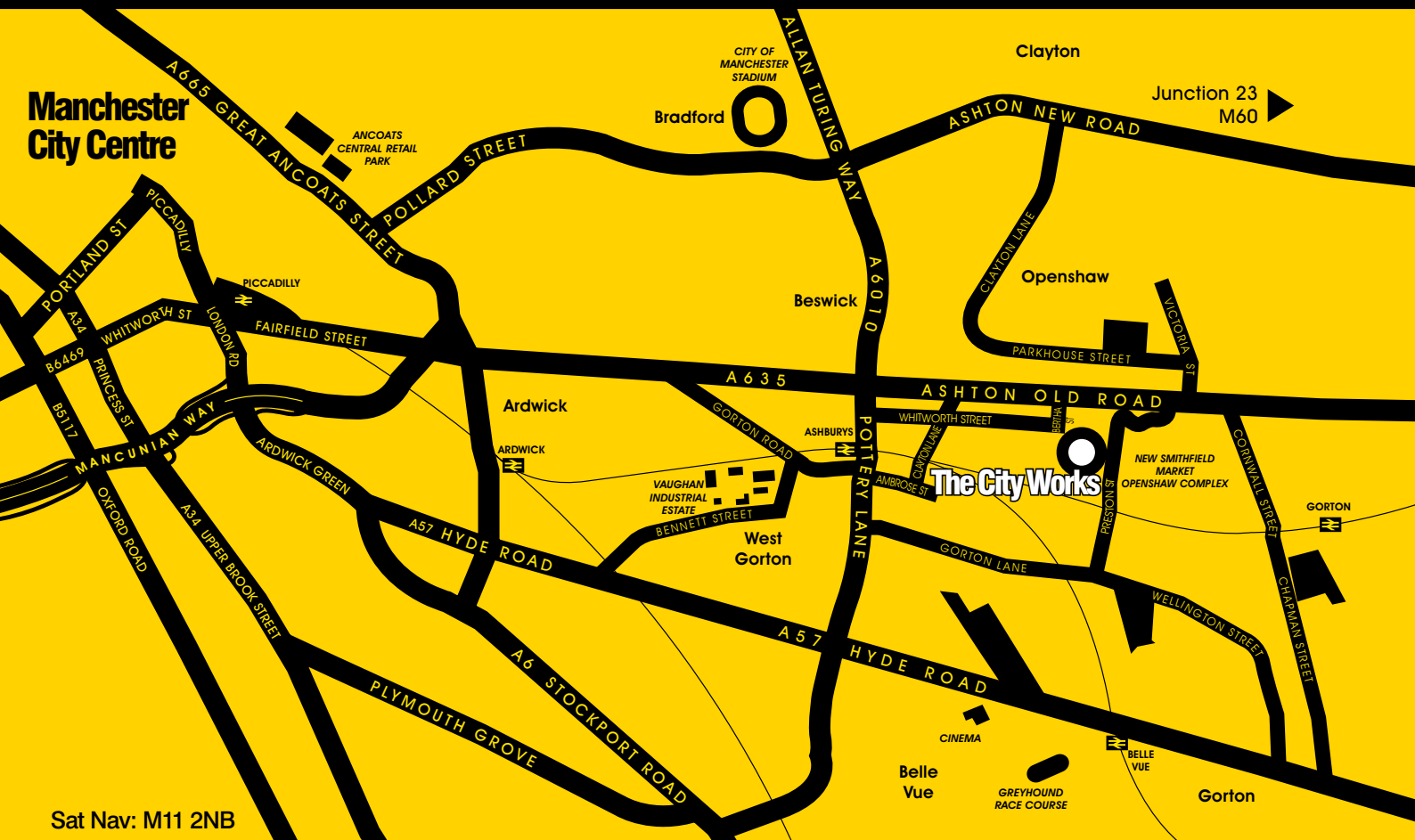
Unit	sq ft
1	5,598
2	3,740
3	3,740
4	3,740
5	5,598
6	2,696
7	2,663
8	2,663
9	2,663
10	2,663
11	4,023
12	4,023
14	2,663
15	2,663
16	2,663
17	2,663
18	2,696
Total	57,158



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



www.TheCityWorks.co.uk

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