

ACCOMMODATION

MEDLOCK COURT

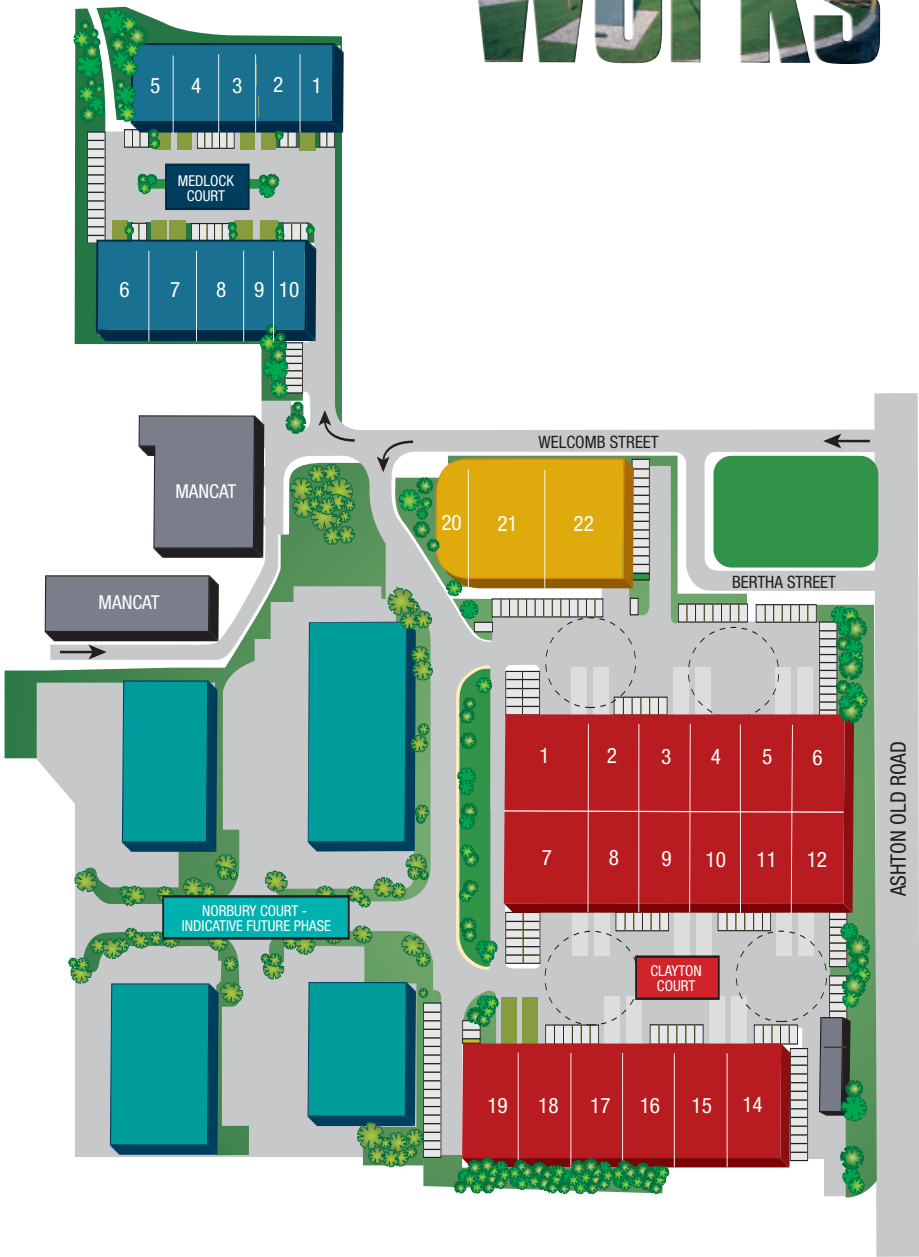
	SQ FT
Unit 1	2,131
Unit 2	2,120
Unit 3	2,113
Unit 4	2,122
Unit 5	2,129
Unit 6	2,493
Unit 7	2,478
Unit 8	2,478
Unit 9	1,780
Unit 10	1,781
Totals	21,624

CLAYTON COURT

	SQ FT
Unit 1	5,618
Unit 2	3,721
Unit 3	3,715
Unit 4	3,721
Unit 5	3,719
Unit 6	3,731
Unit 7	3,527
Unit 8	3,518
Unit 9	3,698
Unit 10	3,696
Unit 11	3,517
Unit 12	5,320
Unit 14	4,706
Unit 15	4,694
Unit 16	4,690
Unit 17	4,697
Unit 18	4,690
Unit 19	4,706
Totals	75,684

Unit 20	2,788
Unit 21	9,012
Unit 22	6,836

Units are available separately or can combine.



The City Works

Ashton Old Road, Openshaw, Manchester

PLANNING

The premises have planning permission for B1, B2 & B8 uses.

TERMS

For sale or to let on full repairing and insuring leases.

LEGAL COSTS

Each party will be responsible for their own legal costs.



- Excellent location within Openshaw
- Fronting Ashton Old Road (A635)
- 1/2 mile Inner ring road (A6010)
- 2 miles Manchester City Centre
- 2 1/2 miles M60 Orbital Motorway, Junctions 23 & 24

LOCATION

The development 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.



www.thecityworks.co.uk

a development by
langtree
group plc
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The City Works

Ashton Old Road, Openshaw, Manchester

industrial/business units **to let**

1,700–30,000 sq ft





industrial/business units for sale/to let

THE SCHEME

The City Works is a new development of high quality small/medium industrial units situated on one of Manchester's main arterial roads linking the City Centre with the M60 Orbital motorway.

Phase 1 comprises two courtyard style developments; Clayton Court and Medlock Court, providing a range of sizes from 1,700 – 30,000 sq ft.

Phase 2, Norbury Court, provides a serviced site extending to 4.5 acres. Bespoke design and build units can be provided between 10,000 and 30,000 sq ft



The City Works



SPECIFICATION

Production / warehouse accommodation:

- Steel portal frame construction.
- Minimum cleared headroom 19 ft (6 m).
- Floor loading of 40 kn / m².
- Three phase electricity (60 - 100 amps).
- Generous dedicated car parking.
- Safe and secure environment (monitored by CCTV and individual alarm panels).
- Electronically operated sectional up and over doors (4 m wide x 5 m high).
- Mains gas and water connected.
- Gas warm air blowers to warehouse and gas central heating to offices.
- Units are available either individually or combined.





1,700 - 30,000 sq ft

DESIGN

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. Both are fixed horizontally to give the units a clean-cut contemporary feel which will not date over a short time-scale.

The development offers a range of well-sized service courts capable of accommodating the largest commercial vehicles.

Both soft and hard landscaping will combine to provide a contemporary palette of materials more closely associated with a business park environment.

Both Medlock and Clayton Court will be protected by CCTV monitoring, alarm and barrier control systems. In addition, all Langtree developments fully embrace 'Secured by Design' principles.

The City
WORKS



www.thecityworks.co.uk