



**Unit 12, Norbury Court, City Works, Welcomb Street,  
Openshaw, Manchester, M11 2NB**

4,023 SQ FT

- Modern end terrace industrial/warehouse unit
- 6m Eaves
- One Electronic Level Access Loading Door
- To be refurbished
- Close to Manchester city centre

**0161 375 6000**

[www.b8re.com](http://www.b8re.com)

## 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.

## FLOOR AREAS

The unit extends to a ground floor gross internal area of 4,023 sq ft.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## SPECIFICATION

The property comprises a high-quality end terrace industrial/warehouse unit benefitting from the following specification:

- Steel portal frame construction
- 6m eaves
- 1 electronic level access loading door
- Shared loading / yard area
- Warehouse lighting which will be upgraded to LED
- Ground Floor Offices and Amenities
- Three Phase Power

The unit is to be refurbished in coming months with the existing tenants' fixtures and fittings removed.

## TERMS

The unit is available on a new full repairing and insuring lease on terms to be agreed.

## VIEWINGS

For further information please contact B8 Real Estate:

Contact: Anthony Mellor

Email: [Anthony@b8re.com](mailto:Anthony@b8re.com)

Tel: 0161 375 6000

