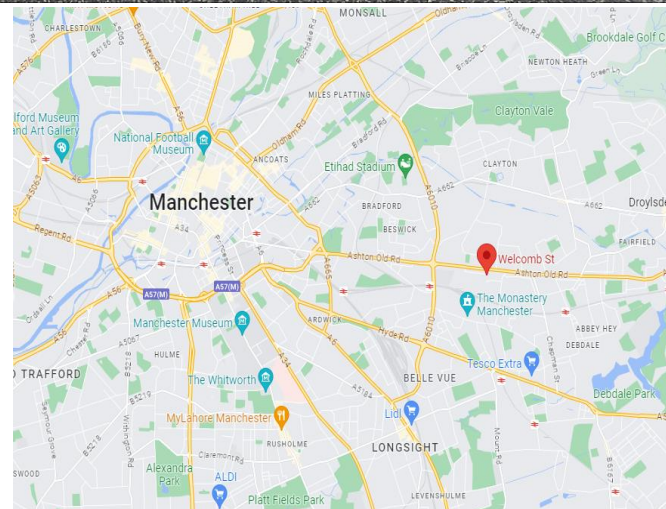




7,060 sqft (665.9sqm) Industrial unit

Property Highlights

- Generous Eaves
- 5m roller shutter door
- 3 phase electricity
- Dedicated loading and parking
- Close to Manchester City Centre



LAURENCE DAVIES

Cushman & Wakefield

Mobile: +44 (0)7385 410942

Email: Laurence.davies@cushwake.com

JACK SULLIVAN

Cushman & Wakefield

Mobile: +44(0)7824 442173

Email: jack.a.Sullivan@cushwake.com

ROB TAYLOR

Cushman & Wakefield

Mobile: +44 (0)7825 193365

Email: rob.p.taylor@cushwake.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.

Transport	Distance
Junction 23 of M60 Orbital Motorway	3 miles east
Manchester City Centre	3 miles west
Ashton under Lyne Town Centre	4.6 miles east
Train to Manchester City Centre	17 mins travel time

Source: Google Maps

Description

The unit offers 7,060 sqft of space, built to a modern specification. The unit benefits from generous eaves, 5m electrically operated warehouse door, 40kn/sqm floor loading, 3 phase electricity and a centrally heated office area. Externally, the unit benefits from a dedicated loading area and parking.

Accommodation

Unit	Sqft	Sqm
Warehouse	7,060	655.9

Rent

On Application

Rateable Value

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £22,500. Interested parties should enquire with the Local Authority for further information.

Service Charge

£0.64 per sqft

EPC

Upon Application

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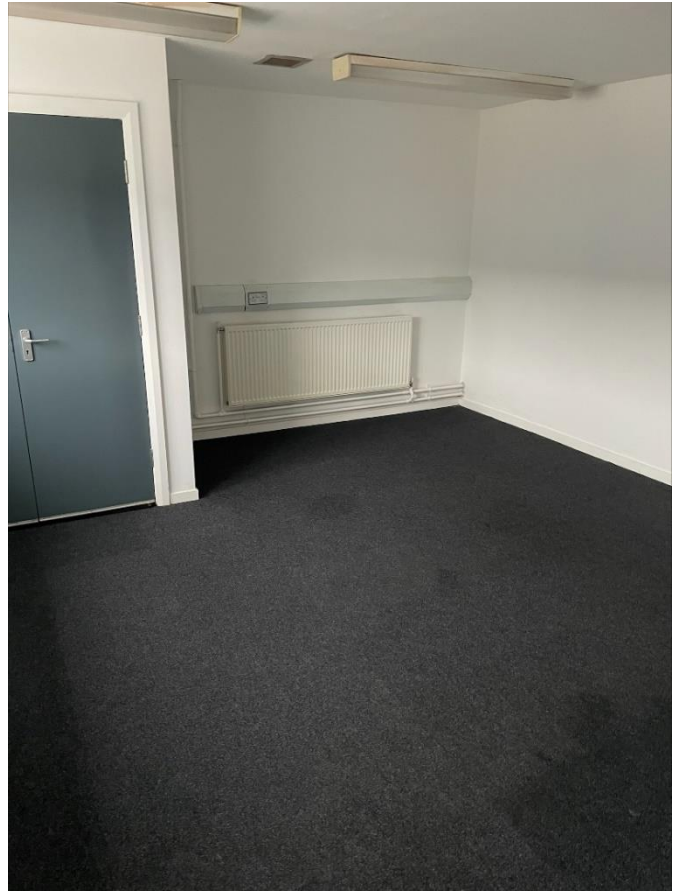
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