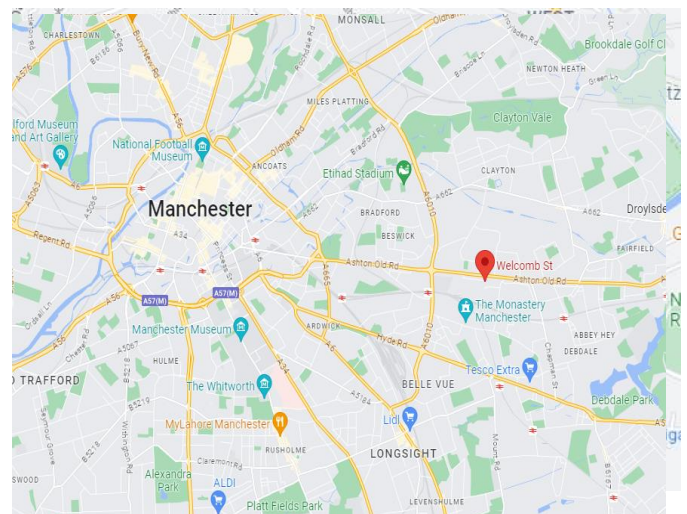




## Terraced Warehouse Unit 2,663 sqft (247.4 sqm)

### Property Highlights

- 6m eaves
- Steel portal frame construction
- 5m roller shutter door
- Office accommodation
- 40kn/sqm Floor loading
- Close to Manchester City Centre



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## 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 2,663 sqft of space, built to a modern specification. The unit benefits from 6m 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 large service yard and hard and soft landscaping.

## Accommodation

Unit 15	Sqft	Sqm
Warehouse	2,663	247.2

## Rent

On Application

## Rateable Value

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £15,750. Interested parties should enquire with the Local Authority for further information.

## Service Charge

£TBC

## EPC

Upon Application

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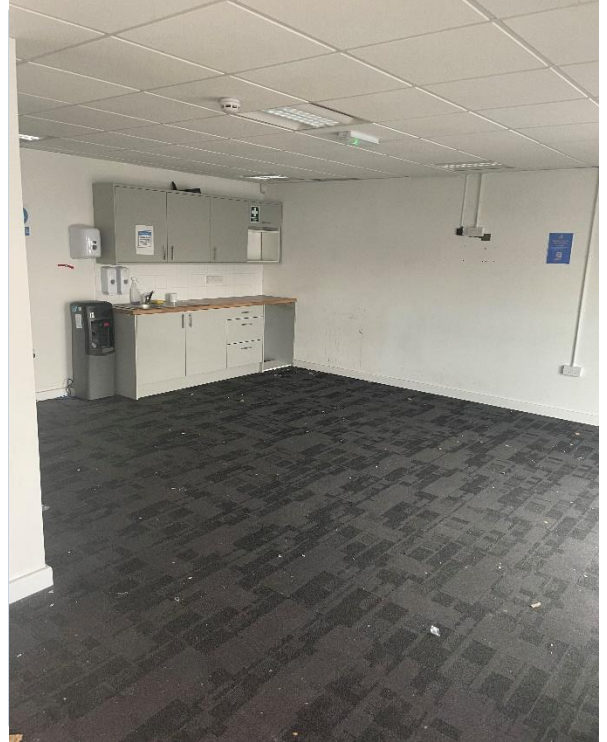
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