



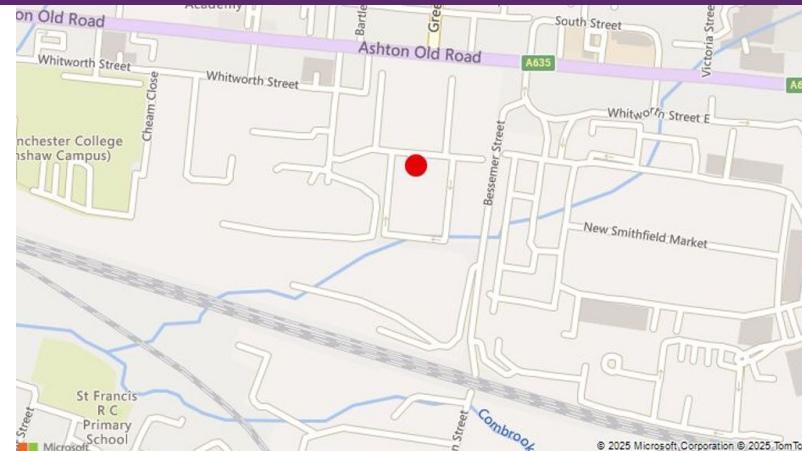
**3,737 Sq Ft (347.17 Sq M)**

- Modern Terraced Warehouse Unit
- 6m eaves
- 3 Phase Electricity
- Dedicated loading and parking
- Located close to Manchester City Centre
- Centrally heated offices

# 3,737 Sq Ft (347.17 Sq M)

## Location

City Works Business Park features 48 high-quality modern industrial units on the A635 (Ashton Old Road), strategically positioned on the arterial route between Manchester City Centre and the M60 motorway near junctions 23 and 24.



## Description

Unit 5 Clayton Court offers 3,737 sq ft of high quality warehouse accommodation. Featuring impressive ceiling heights and generous eaves, the space is enhanced by a 5-meter electrically operated warehouse door for seamless operations. Built to exacting modern standards, the unit delivers robust 40kn/sqm floor loading capacity and comprehensive 3-phase electrical infrastructure, complemented by a comfortable, centrally heated office environment.

## Terms

A new FRI lease to be agreed.

## VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## Rateable Value

The current rateable value is £22,750. All interested parties should contact the local authority for further information.

## EPC Rating

EPC Available upon request



## Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## Legal Costs

Each party to bare their own legal costs in the transaction.

## Further Information

For further information please contact the sole agents CPP

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