



COMMERCIAL PROPERTY PARTNERS

Norbury Court, City Works Business Park,  
Welcomb Street  
Manchester  
M11 2NB



2,663 - 5,598 Sq Ft (247.39 - 520.05 Sq M)

- 2,663 sqft - 5,598 sqft of warehousing available
- 6m eaves
- 5m Electronic Loading Door
- Ground Floor offices
- 40kn/sqm floor loading
- Dedicated parking and loading area

# 2,663 - 5,598 Sq Ft (247.39 - 520.05 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

Norbury Court offers a range of high quality warehouse accommodation. The units benefit from 6m eaves, a 5m electronic loading door, integral offices as well as 40kn/sqm floor loading and 3 phase electrical power supply. Externally, each unit benefits from demised parking as well as a dedicated loading area.

Current Availability on the Estate:

Unit 1 Norbury Court - 5,598 sqft  
Unit 17 Norbury Court - 2,663 sqft  
Unit 6 Norbury Court - 2,696 sqft

## VAT

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

## 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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May 2026

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