COMMERCIAL PROPERTY PARTNERS

To Let
Unit 5, Welcomb Street
Manchester
M11 2NB



3,737 Sq Ft (347.17 Sq M)

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

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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.

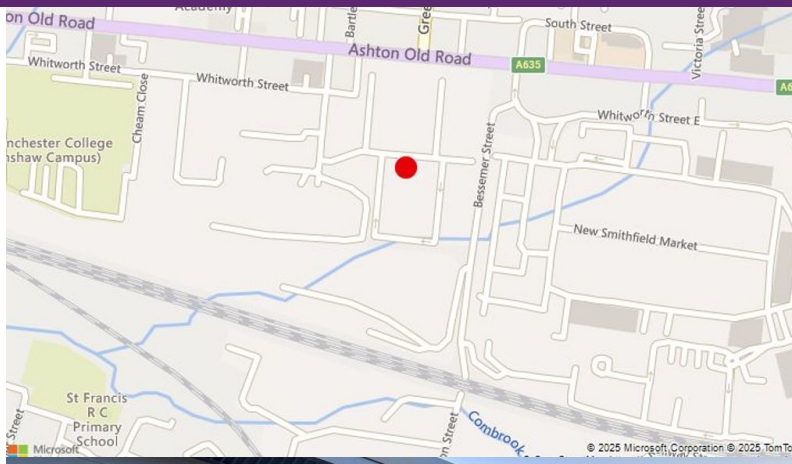
Description
Unit 5 Clayton Court offers 3,737 sq ft of high quality warehouse accommodation. Featuring impressive ceiling heights and generous eaves, the space is enhanced by a 5-meter electrically operated warehouse door for seamless operations. Built to exacting modern standards, the unit delivers 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

Jack Sullivan
T: 07824 442173
M: 07824 442173
E: Jack@cpp.uk

T:
M:
E:

April 2026

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