COMMERCIAL PROPERTY PARTNERS

To Let
Unit 7, Welcomb Street
Manchester
M11 2NB



2,477 Sq Ft (230.11 Sq M)

- Refurbished Industrial Unit
- Level access loading door
- Dedicated loading and parking
- 6m eaves
- High quality offices
- 3 miles from Manchester City Centre

2,477 Sq Ft (230.11 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. Manchester City Centre is located 3 miles to the west of the site.

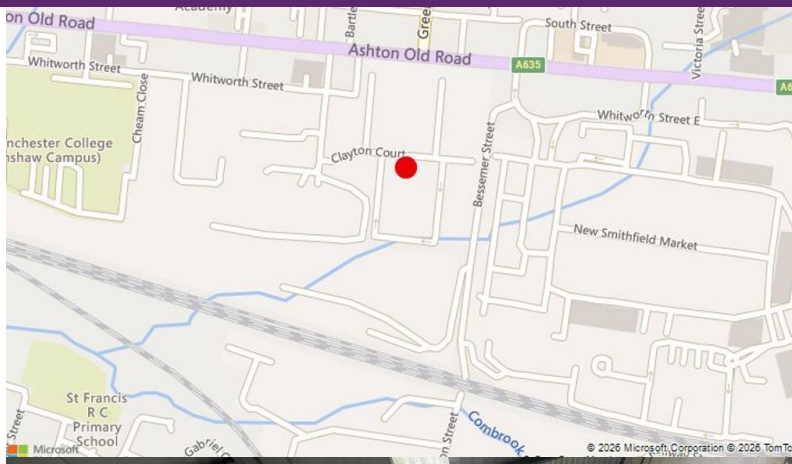
Description
2,477 sqft Refurbished industrial unit - Available to let immediately

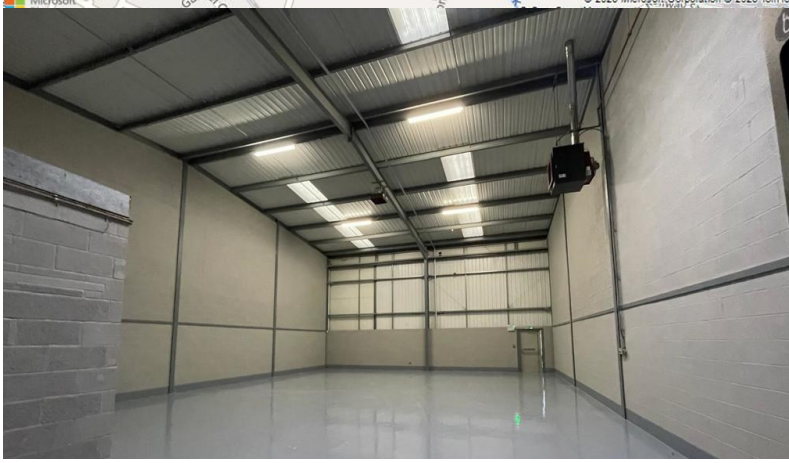
Terms
The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £34,000 per annum

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

Rateable Value
Please refer to the Local Authority for information on Business Rates.

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

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.