

**Oakhill  
Trading Estate**

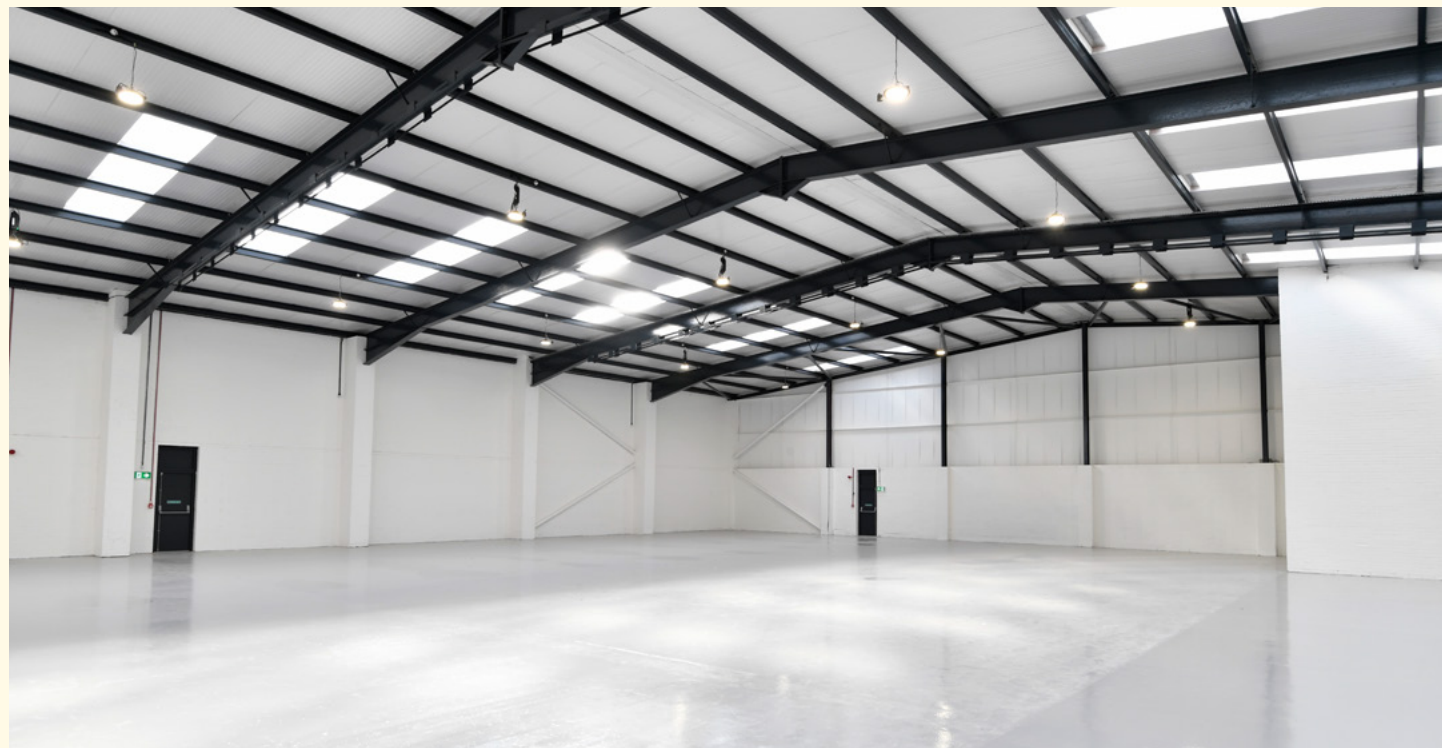
**BR** INDUSTRIAL  
TRUST

**High Quality  
Under refurbishment  
Industrial/  
Warehouse Unit**  
5,037 sq ft (467.9 sq m)  
To Let

Unit 28, Oakhill Trading Estate,  
Devonshire Road, Walken,  
Manchester, M28 3PT







## OAKHILL TRADING ESTATE

Oakhill Trading Estate is a multi-let industrial estate of 45 units. All the units are of steel portal frame construction with brick/block and metal clad elevations and are arranged as a combination of single, semi-detached and terraced units.

### SPECIFICATION

Unit 28 is currently under refurbishment to achieve an EPC of B. The property will be ready for occupation in Q1 2023 and will benefit from LED lighting throughout, new insulated sectional loading doors and an EV charging point.

### ACCOMMODATION

5,037 SQ FT (467.9 SQ M)

Unit 28	SQ FT	SQ M
Office	364	33.8
Warehouse	4,673	434.1
<b>TOTAL</b>	<b>5,037</b>	<b>467.9</b>

\*GIA



To Be Refurbished



New insulated profile sheet roof installed in 2016



On-site Security



LED Lighting



Electronically Operated Roller Shutter Doors



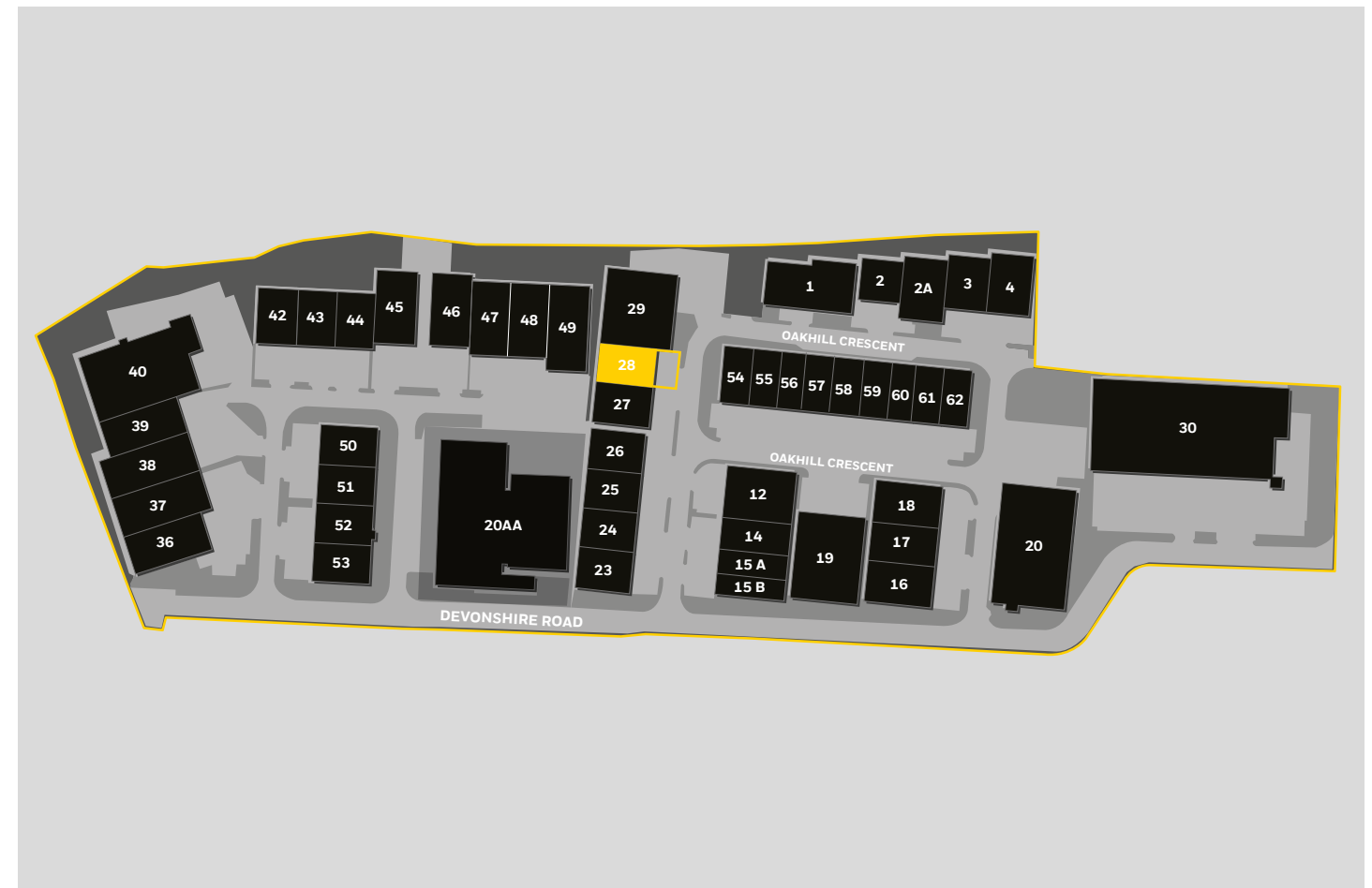
EPC B



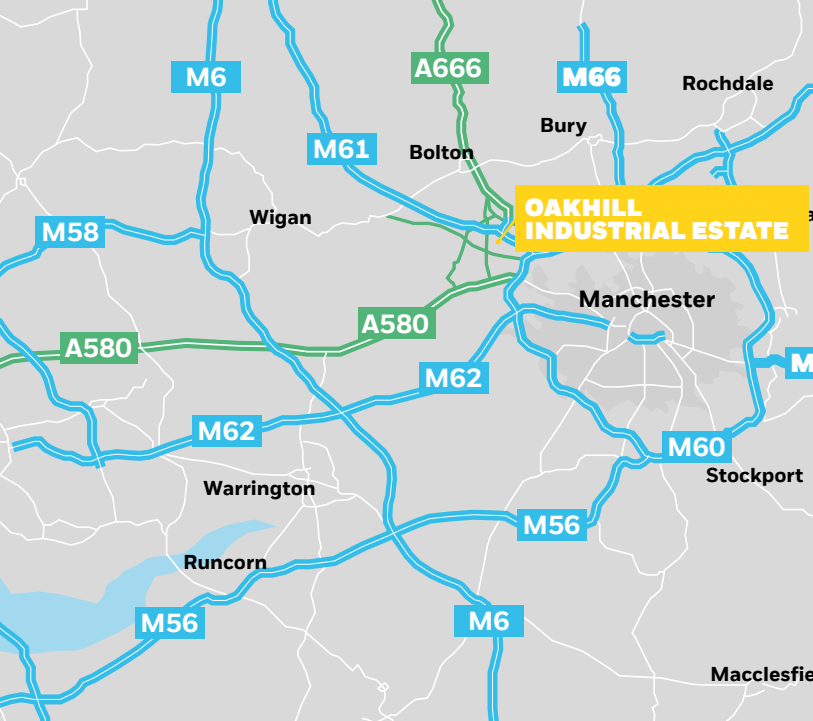
Eaves Height 5.5 m



Adjacent to the M61







**what3words: achieving.ending.author**  
[www.what3words.com](http://www.what3words.com)

## HIGH PROFILE BUSINESS PARK LOCATION

The Estate is located off Worsley Road North (A575) and has excellent access to the local arterial road network, including the A6, A666 and the A580 (East Lancashire Road).

Bolton Town Centre is approximately 4 miles to the north of the estate and Manchester City Centre lies approximately 8.7 miles south east.

CONNECTIVITY	MILES
Manchester	8.7
Manchester Airport	15.3
Liverpool Airport	28.9
Liverpool	30.9
Leeds	45.4

### LOCAL OCCUPIERS



### TERMS

The units are available by way of new leases on terms to be agreed.

### EPC

Upon Application.

### RENT

Upon Application.

## FURTHER INFORMATION

Further information is available from the joint agents.



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