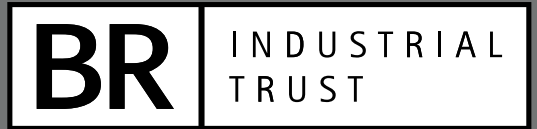


Unit 3

OAKHILL 61 ■ DEVONSHIRE ROAD ■ WALKDEN ■ GREATER MANCHESTER ■ M28 3PT



High Quality Refurbished Industrial Unit 5,046 sq ft (468.79 sq m) **To Let**

- Fully refurbished
- 5.4m eaves
- Electronically operated roller shutter door
- New insulated profile sheet roof installed in 2016

MANCHESTER

Unit 3

OAKHILL 61 ■ DEVONSHIRE ROAD ■ WALKDEN ■ GREATER MANCHESTER ■ M28 3PT



SAT NAV
M28 3PT

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 7.5 miles south east.

DESCRIPTION

Unit 3 comprises a mid-terrace; single storey premises of steel portal frame construction and brick clad elevations under a profile sheet roof.

VAT: VAT is payable on rents and charges.

RENT: Upon application.

EPC: Available on request.

ACCOMMODATION

Description	sq ft	sq m
Warehouse	5,046	468.79
Total	5,046	468.79

FURTHER INFORMATION

For further information please contact the sole joint agents.



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