

# unit 4

OAKHILL 61 ■ DEVEONSHIRE ROAD ■ WALKDEN ■ M28 3PT



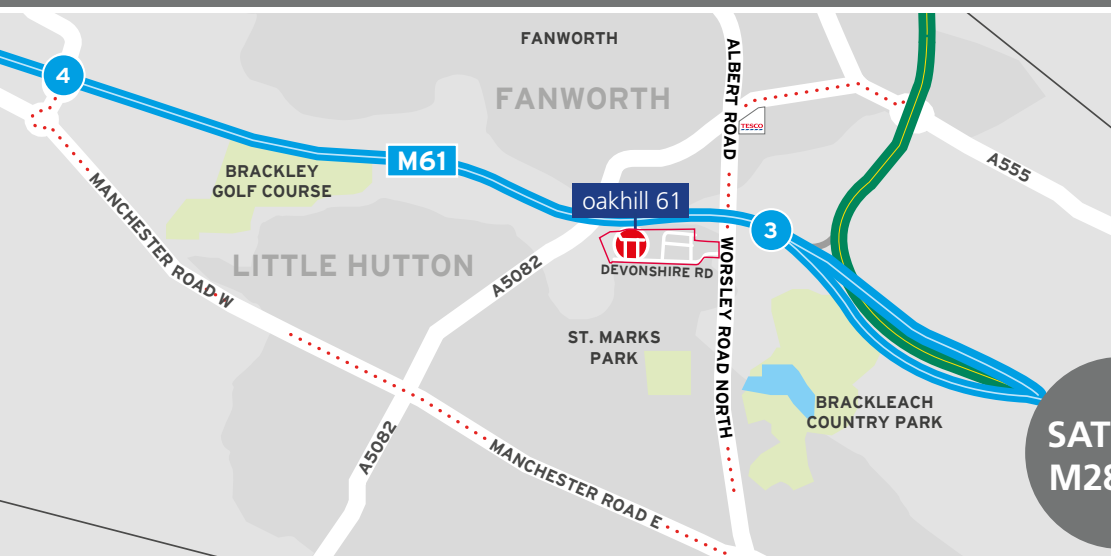
## Industrial/warehouse unit 6,274 sq ft (583 sq m) **TO LET**

- Fully refurbished
- Approx. 5.5m eaves
- 1 mile from M61
- Internal refurbished office, W.C. and amenity areas
- Electronically operated roller shutter doors
- Three phase power

# MANCHESTER

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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 4 comprises a mid-terrace; single storey premises of steel portal frame construction and brick clad elevations.

## VAT

VAT is payable on rents and charges.

## ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
TOTAL	6,274	583

## RENT

Upon application

## EPC

Available on request

## FURTHER INFORMATION

For further information please contact the sole joint agents.



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