

**Oakhill
Trading Estate**

BR INDUSTRIAL
TRUST

High Quality Refurbished Industrial/ Warehouse Units

7,514 – 12,687 sq ft
To Let

Units 47–48 & 49, 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

The units are to undergo extensive refurbishment to achieve a EPC rating B. The units benefit from ancillary accommodation and a shared secure yard.

CURRENT AVAILABILITY

7,514 – 12,687 SQ FT
(698 – 1,178 SQ M)

*GIA

UNIT 47 - 48	SQ FT	SQ M
TOTAL	12,687	1,178

UNIT 49	SQ FT	SQ M
TOTAL	7,514	698



Large Secure Communal Yard



New LED Lighting Throughout



On-site Security



Electronically Operated Loading Doors



Allocated Parking Spaces



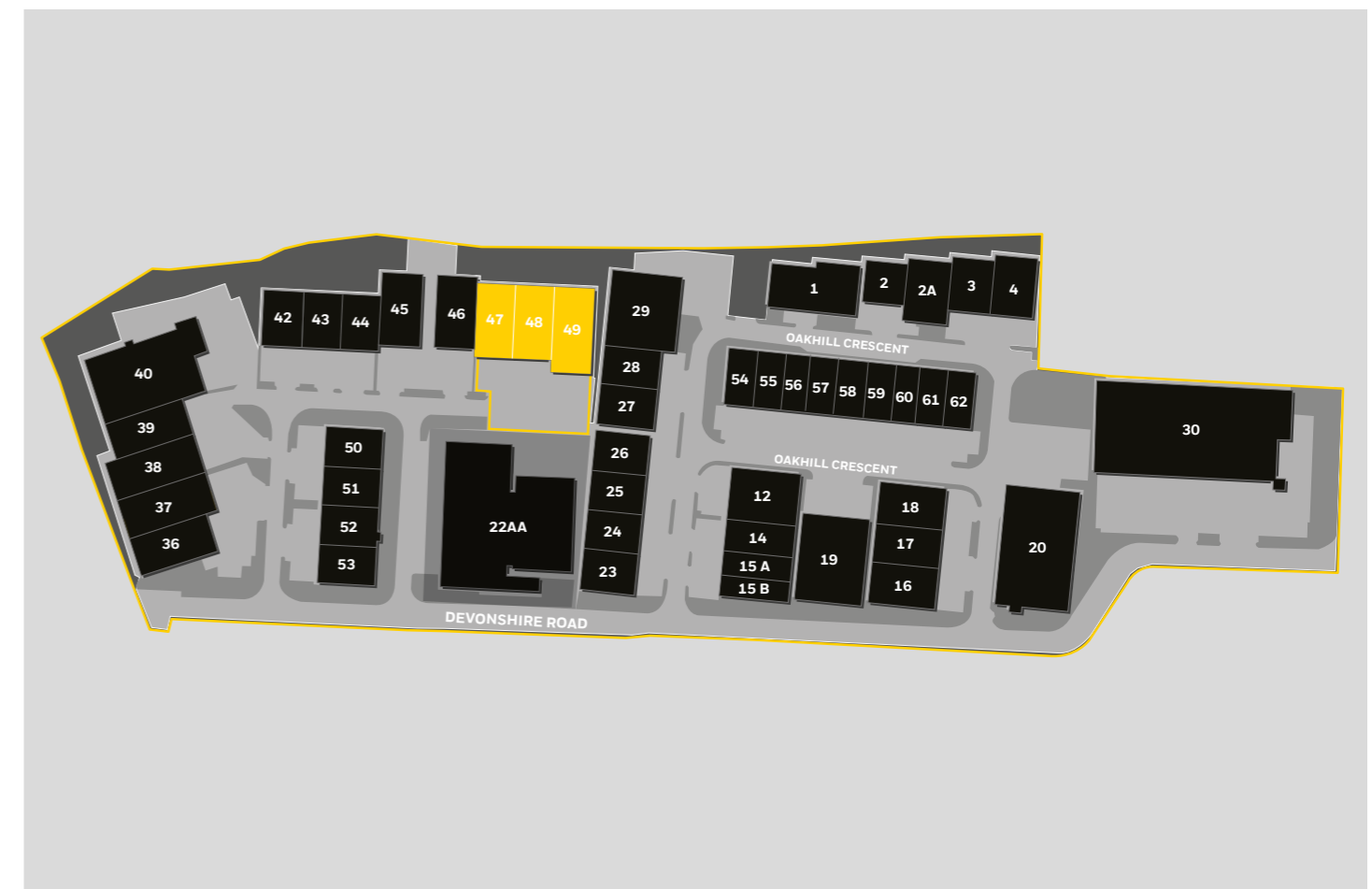
EPC B

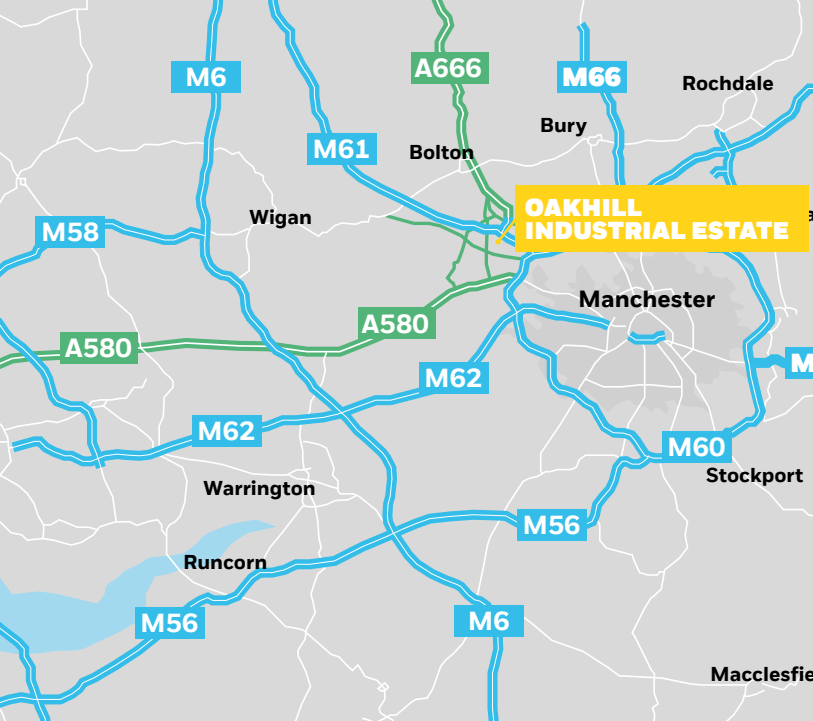


Eaves Height 6.5 m



Adjacent to the M61





what3words: achieving.ending.author
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.

LOCAL OCCUPIERS



CONNECTIVITY

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

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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