

# oakhill 61

DEVONSHIRE ROAD ■ WALKDEN ■ GREATER MANCHESTER ■ M28 3PT



## High Quality Multi-Let Industrial Estate 4,767 sq ft to 28,123 sq ft **TO LET**

- Adjacent to the M61
- Eaves height of 5m to 7.5m
- New improved security with CCTV

# MANCHESTER



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## DESCRIPTION

OAKHILL 61 comprises a refurbished, multi-let industrial estate of 45 units. All the units are of modern portal frame construction (brick/block and profile metal cladding) and are arranged as a combination of single, semi-detached and terraced units.



REFURBISHED MODERN  
PORTAL FRAME UNITS



5M TO 7.5M  
EAVES HEIGHT



SELF-CONTAINED  
LOADING AND CAR  
PARKING AREAS



ESTABLISHED  
INDUSTRIAL LOCATION  
CLOSE TO M61/M60



ANCILLARY OFFICE  
AND WELFARE  
ACCOMMODATION



NEW IMPROVED  
SECURITY WITH CCTV

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## 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.

ROAD	miles
M61 - Junction 3	1
A666	1.4
M60 - Junction 15	3.5
Manchester City Centre	7.5
Manchester Airport	9
Liverpool	32
London	192



40% cheaper to run businesses in Greater Manchester than in London



7M people within a one hour drive



Greater Manchester has a population of approximately 2.6 million, making it the second largest urban area in the UK



## FURTHER INFORMATION

For more information and a full proposal, please contact:



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