

**Oakhill
Trading Estate**

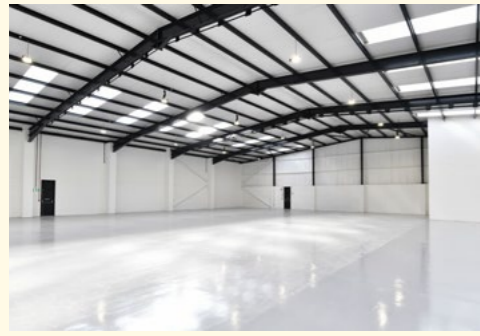
BR INDUSTRIAL
TRUST

High Quality Refurbished Industrial / Trade Counter Units

5,018 - 11,226 sq ft
To Let

Oakhill Trading Estate,
Devonshire Road, Walkden,
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 EPC ratings of B. The properties will be ready for occupation in Q1/Q2 2023 and will benefit from LED lighting throughout, new insulated sectional loading doors and an EV charging points.

CURRENT AVAILABILITY

5,018 – 11,226 SQ FT
(472.0 – 1,042.9 SQ M)

UNIT	TOTAL SQ FT	TOTAL SQ M
2 - 2a	11,226	1,042.9
12	8,966	833.0
23	5,015	465.9
27	5,081	472.0
28	5,018	472.0
38	8,235	765.1

*GIA



To Be Refurbished



New LED Lighting Throughout



On-Site Security and CCTV



Electronically Operated Loading Doors



Allocated Parking Spaces



EPC B

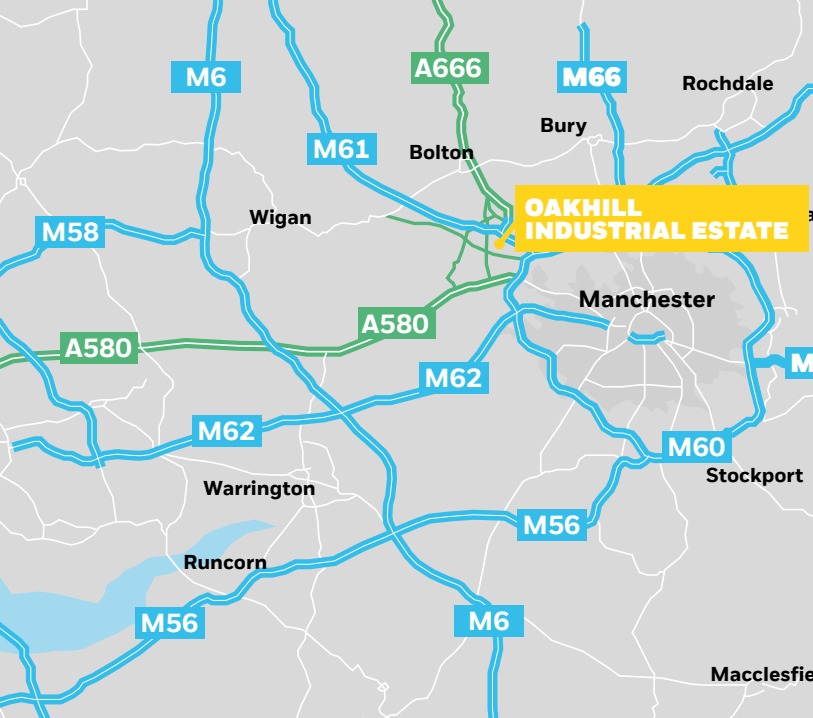


Eaves Heights 5.5 – 7.5m



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.

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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