

**Oakhill
Trading Estate**

BR INDUSTRIAL
TRUST

High Quality Industrial / Warehouse Unit

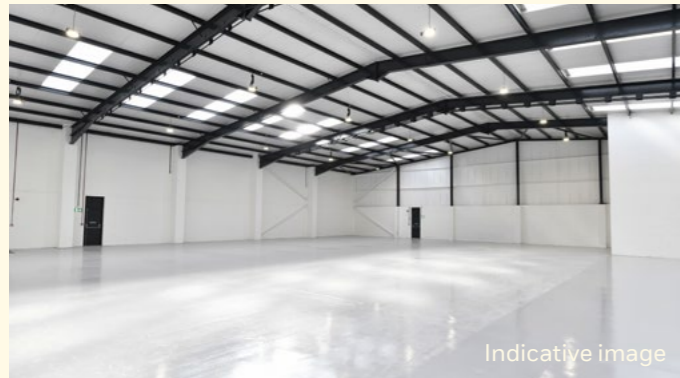
8,966 sq ft (833.0 sq m)

To Let

Unit 12, Oakhill Trading Estate,
Devonshire Road, Walkden,
Manchester, M28 3PT

To Be
Refurbished





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

Unit 12 is under refurbishment to be ready for occupation in Q1 2024. The property has an EPC B. The property will benefit from LED lighting throughout and new insulated sectional loading door.

ACCOMMODATION

8,966 SQ FT (833.0 SQ M)

Unit 12	SQ FT	SQ M
Warehouse	-	-
Ground Floor Ancillary	-	-
TOTAL	8,966	883.0


*GIA



To Be Refurbished


On-Site CCTV


On-Site Security


LED Lighting

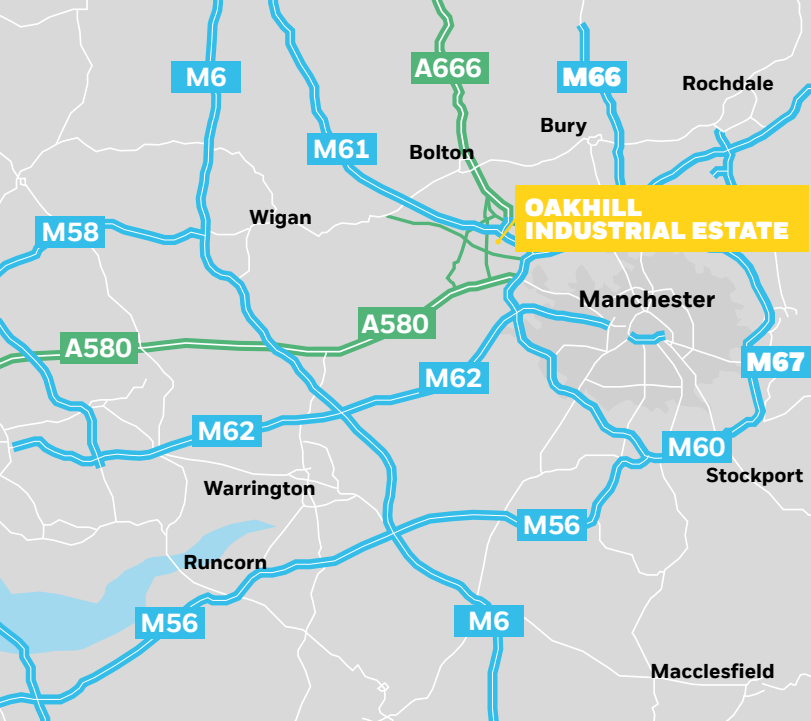

Eaves Height 5.5 m


EPC B


Electronically Operated Loading Doors


Adjacent to the M61





what3words: claps.stops.surely
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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