

**Oakhill  
Trading Estate**

**BR** INDUSTRIAL  
TRUST

# High Quality Industrial / Warehouse Unit

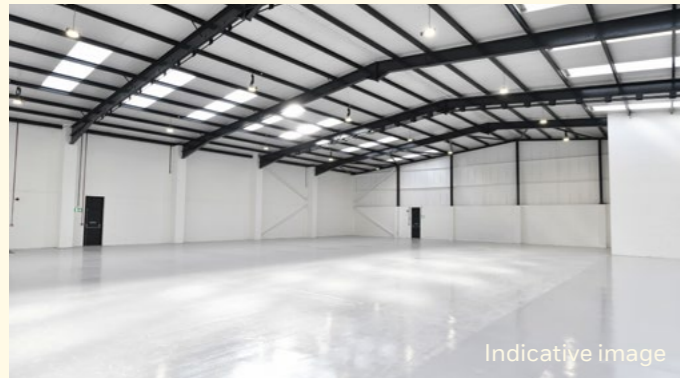
8,966 sq ft (833.0 sq m)

To Let

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

Fully  
Refurbished





Indicative image



Indicative image



Indicative image

## 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 has undergone a full refurbishment and is ready for immediate occupation. The property has an EPC B. The property benefits 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	-	-
<b>TOTAL</b>	<b>8,966</b>	<b>883.0</b>


\*GIA

  
Refurbished

  
On-Site  
CCTV

  
On-Site  
Security

  
LED  
Lighting

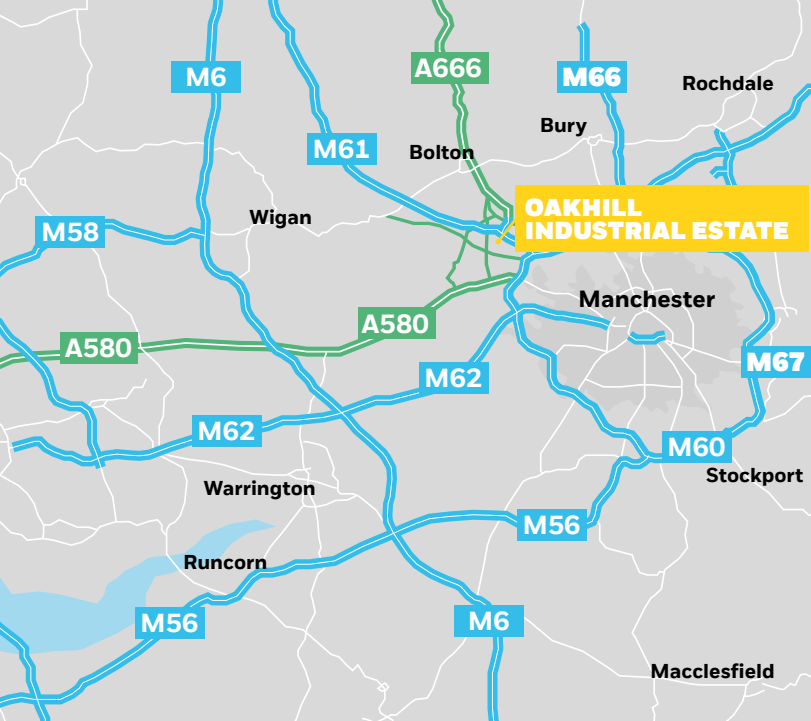
  
Eaves Height  
5.5 m

  
EPC  
B

  
Electronically  
Operated  
Loading Doors

  
Adjacent to  
the M61





**what3words: claps.stops.surely**  
[www.what3words.com](http://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.



**Jack Weatherilt**  
 07920 468 487  
[jack.weatherilt@dtre.com](mailto:jack.weatherilt@dtre.com)

**Robert Kos**  
 07709 846 930  
[rob.kos@dtre.com](mailto:rob.kos@dtre.com)



**Bradley Norton**  
 07870 393 145  
[bradley.norton@knightfrank.com](mailto:bradley.norton@knightfrank.com)

**Rob Tilley**  
 07973 622 837  
[rob.tilley@knightfrank.com](mailto:rob.tilley@knightfrank.com)