

**Oakhill  
Trading Estate**

**BR** INDUSTRIAL  
TRUST

# **High Quality Refurbished Industrial / Trade Counter Units**

4,733 - 34,180 sq ft  
To Let

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

**REFURBISHED  
UNITS**





## 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 benefit from LED lighting throughout, new insulated sectional loading doors and an EV charging points.

### CURRENT AVAILABILITY

4,733 – 34,180 SQ FT  
(439.7– 3,175.4 SQ M)

UNIT	TOTAL SQ FT	TOTAL SQ M
2 - 2a	11,226	1,042.9
16	7,642	709.9
20 a/b/c and 21	5,000 - 34,180	464.5 - 3,175.4
23	5,015	465.9
24	4,733	439.7
27	5,081	472.0
45	6,361	591.0

\*GIA



To Be Refurbished



New LED Lighting Throughout



On-Site Security and CCTV



Electronically Operated Loading Doors



Allocated Parking Spaces



EPC B

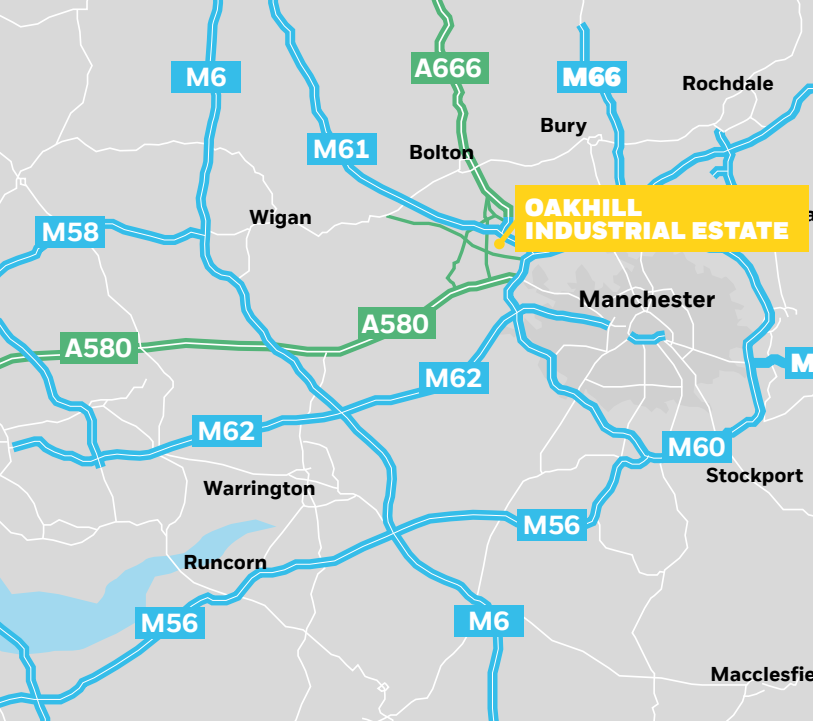


Eaves Heights 5.5 – 7.5m



Adjacent To The M61





**what3words: achieving.ending.author**  
[www.what3words.com](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)