

**Oakhill
Trading Estate**

BR INDUSTRIAL
TRUST

High Quality Trade Counter / Industrial / Warehouse Unit

7,642 sq ft (710.0 sq m)
To Let

Unit 16, Oakhill Trading Estate,
Devonshire Road, Walkden,
Manchester, M28 3PT



To Be
Refurbished

OAKHILL
CRESCENT



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 16 is to be refurbished to be ready for occupation in Q1 2025. The property will achieve an EPC B. The property will benefit from new insulated roof, LED lighting throughout and new insulated sectional loading door.

ACCOMMODATION

7,642 SQ FT (710.0 SQ M)


Unit 16	SQ FT	SQ M
Warehouse	4,273	397.0
Ground Floor Office	1,742	161.8
First Floor Office	1,627	151.2
TOTAL	7,642	710.0
		*GIA


To Be Refurbished


On-Site CCTV


On-Site Security

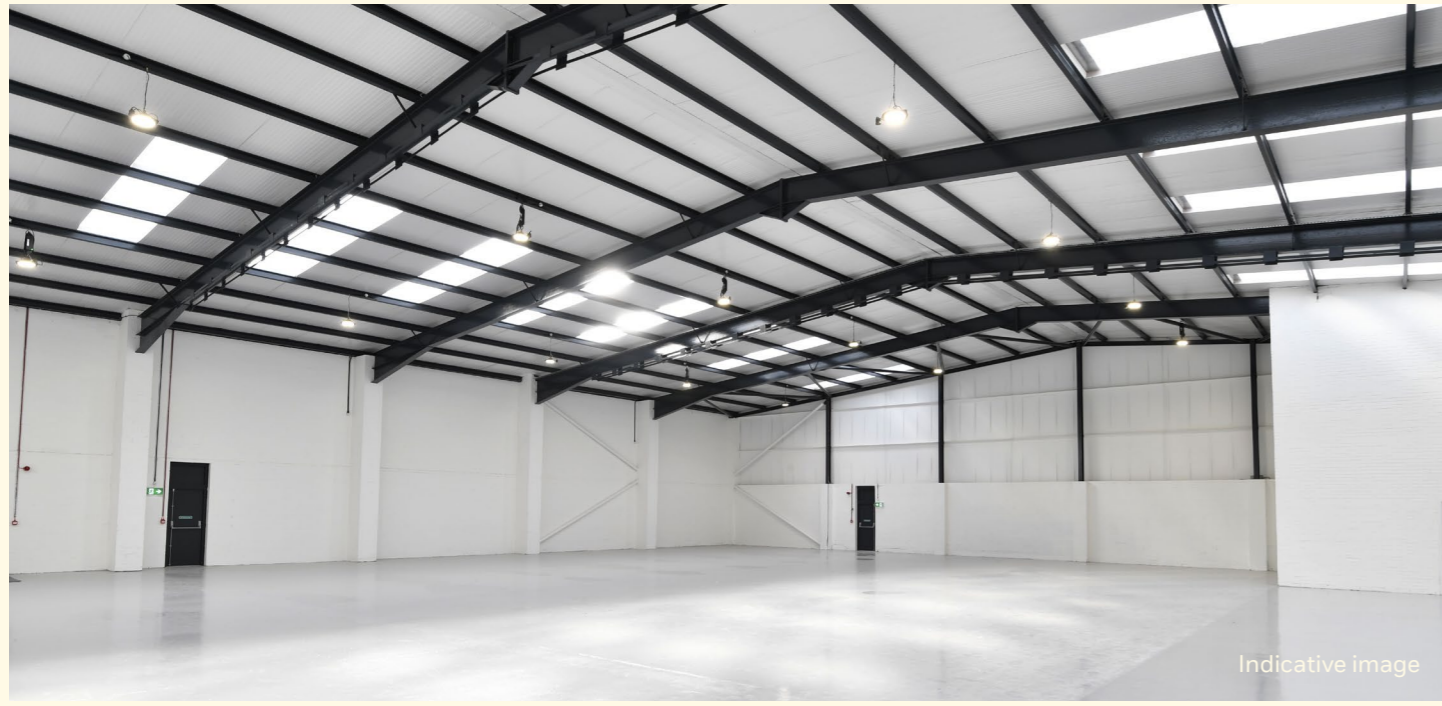

LED Lighting

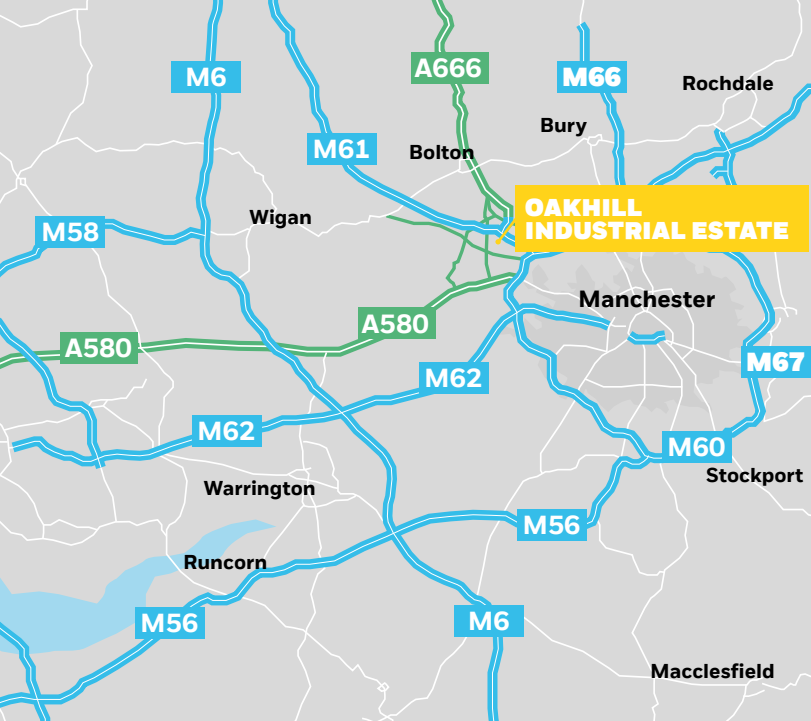

Eaves Height 5.5 m


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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