

Unit 46
Oakhill Industrial Estate

BR INDUSTRIAL
TRUST

High Quality Refurbished Industrial/ Warehouse Unit

6,361 sq ft (590.96 sq m)
To Let

Unit 46, Oakhill Industrial Estate,
Devonshire Road, Walkden,
Manchester, M28 3PT





HIGH PROFILE BUSINESS PARK LOCATION

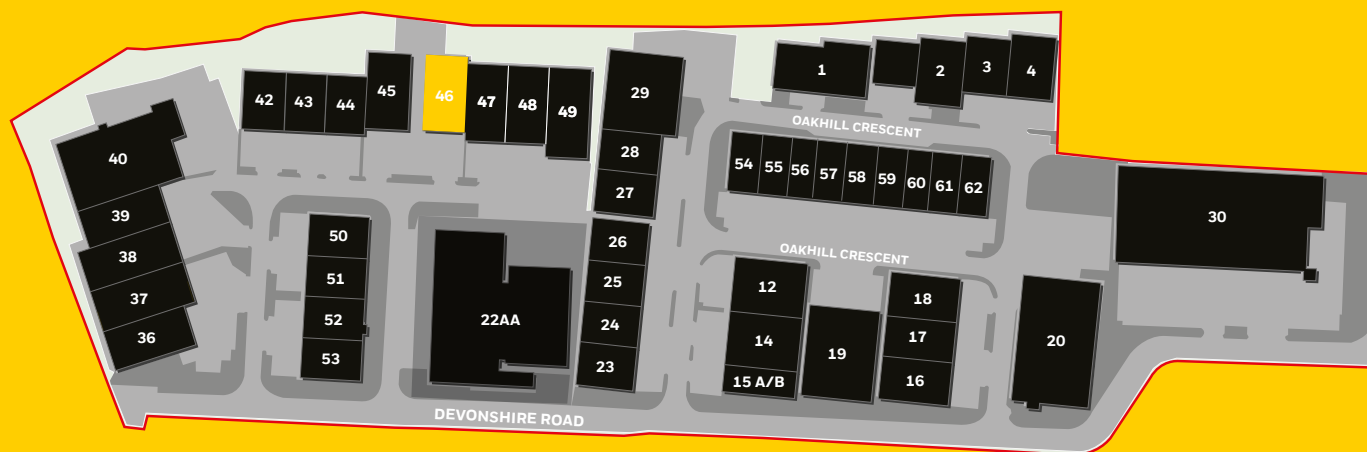
The Estate is located off Worsley Road North (A575) and has excellent access to the local arterial road network, including the A6, A666 and the A580 (East Lancashire Road).

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

what3words: achieving.ending.author
www.what3words.com



DESCRIPTION

Unit 46 comprises an end-terrace; single storey premises of steel portal frame construction and brick clad elevations under a profile sheet roof. The unit benefits from a secure gated yard, an electronically operated roller shutter door, three phase power as well as office and amenity areas.

ACCOMMODATION

Description	SQ FT	SQ M
Total	6,361	590.96

LOCAL OCCUPIERS

BOOKER  HOWDENS 

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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