

**Oakhill  
Trading Estate**

**BR** INDUSTRIAL  
TRUST

**High Quality  
Industrial /  
Warehouse Units**  
4,753 – 34,269 sq ft  
To Let

Unit 21/22, Oakhill Trading Estate,  
Devonshire Road, Walkden,  
Manchester, M28 3PT





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## 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 21/22 is to be refurbished to be ready for occupation in Q2 2025. The property will achieve an EPC B. The property will benefit from the new insulated roof, LED lighting throughout and new insulated sectional loading door.

### ACCOMMODATION

4,753 - 34,269 SQ FT

Unit	SQ FT	SQ M
22	13,127	1,219.5
21a	11,568	1,074.7
21b	4,753	441.6
21c	4,821	447.9
<b>TOTAL</b>	<b>34,269</b>	<b>3,183.7</b>

  
To Be Refurbished

  
On-Site CCTV

  
On-Site Security

  
LED Lighting

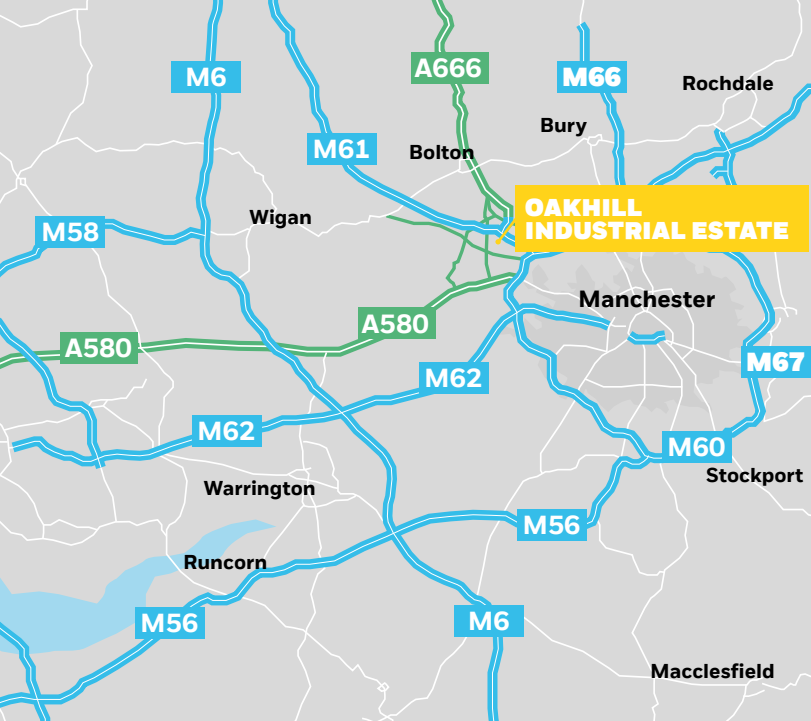
  
Eaves Height 5m - 7m

  
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.

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