

High Quality Industrial / Warehouse Unit

**11,226 sq ft (1,042.9 sq m)
To Let**

Unit 2 - 2a, 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 unit has been fully refurbished achieving an EPC rating of B. The properties are ready for occupation and benefit from LED lighting throughout, new insulated sectional loading doors and an EV charging point.

ACCOMMODATION

11,226 SQ FT (1,042.9 SQ M)

Unit 2 - 2a	SQ FT	SQ M
Warehouse	9,560	888.1
Ground Floor Office	893	83.0
First Floor Office	773	71.8
TOTAL	11,226	1,042.9

*GIA



Refurbished
Units



On-Site
CCTV



On-Site
Security



LED
Lighting



Eaves Height
5.5 m



EPC
B

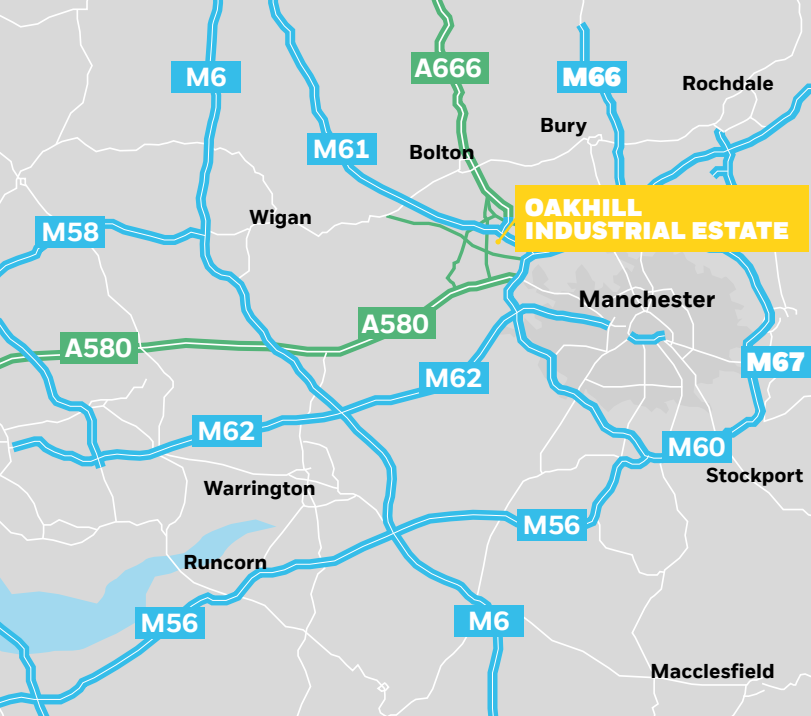


Electronically
Operated
Loading Doors



Adjacent to
the M61





what3words: brains.bulb.flat
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

SCREWFIX

gap

WINDOW
Supply Company

HOWDENS
JOINERY CO.

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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