

**Oakhill
Trading Estate**

BR INDUSTRIAL
TRUST

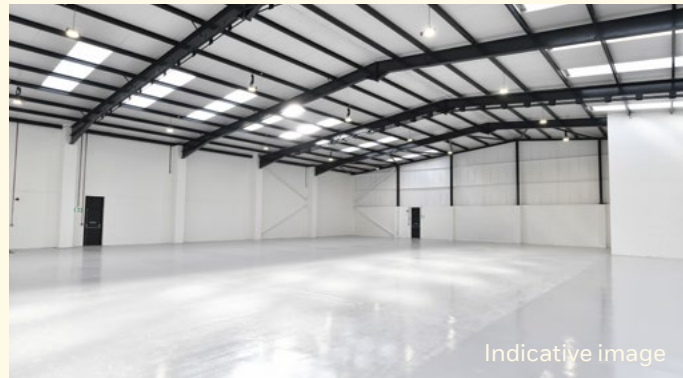
High Quality Industrial / Warehouse Unit

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

Unit 2 - 2a, Oakhill Trading Estate,
Devonshire Road, Walkden,
Manchester, M28 3PT

To Be
Refurbished

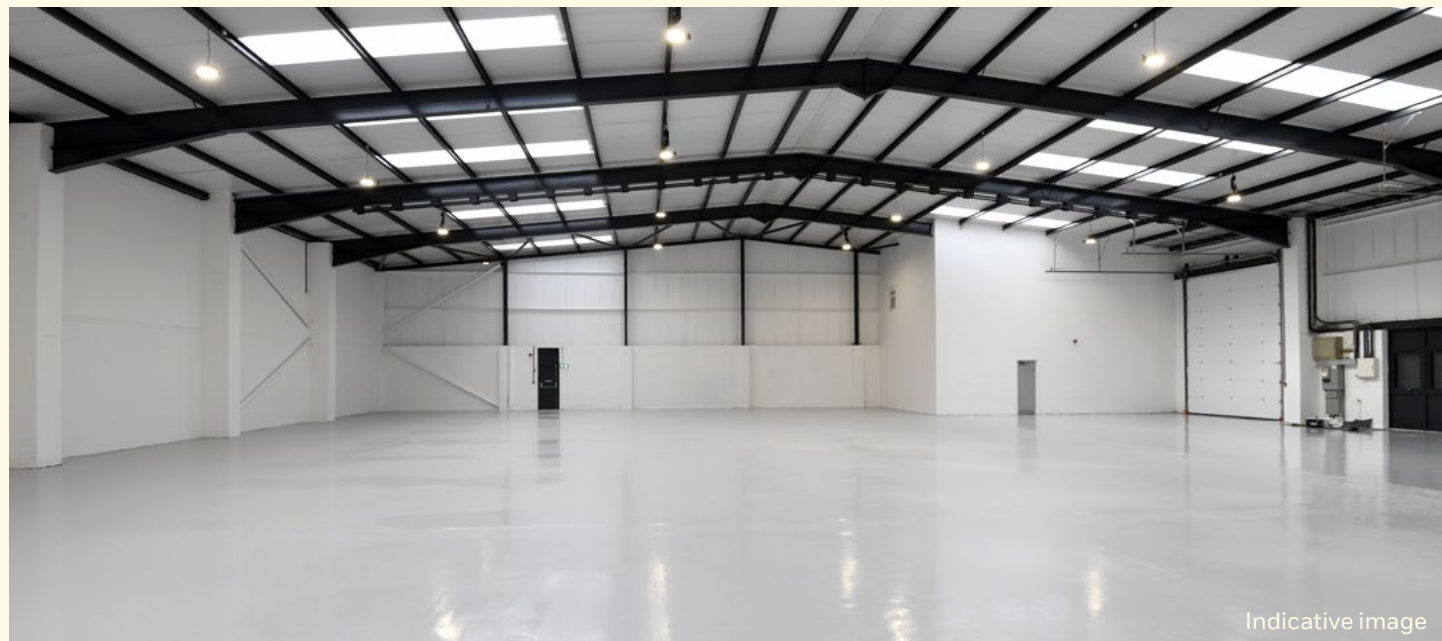




Indicative image



Indicative image



Indicative image

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 is to undergo extensive refurbishment to achieve an EPC rating of B. The properties will be ready for occupation in Q1/Q2 2024 and will 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	-	-
Ground Floor Ancillary	-	-
TOTAL	11,226	1,042.9


*GIA



To Be Refurbished


On-Site CCTV


On-Site Security


LED Lighting

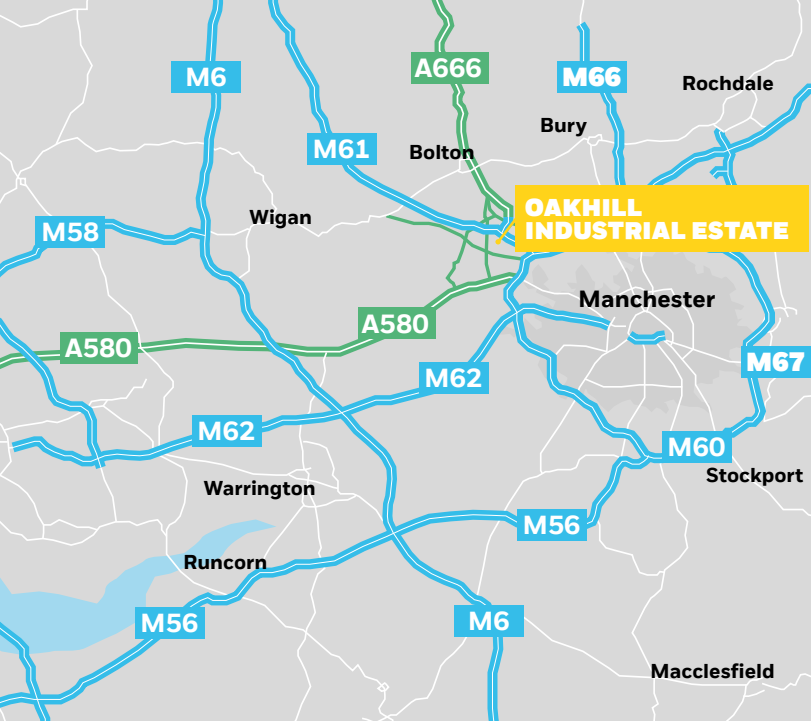

Eaves Height 5.5 m


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.

DTRE
 0161 549 9760
www.dtre.com

Jack Weatherilt
 07920 468 487
jack.weatherilt@dtre.com

Robert Kos
 07709 846 930
rob.kos@dtre.com

Knight Frank

0161 833 0023
KnightFrank.co.uk

Bradley Norton
 07870 393 145
bradley.norton@knightfrank.com

Rob Tilley
 07973 622 837
rob.tilley@knightfrank.com