

# Unit 17

OAKHILL 61 ■ DEVONSHIRE ROAD ■ WALKDEN ■ GREATER MANCHESTER ■ M28 3PT

**BR** | INDUSTRIAL  
TRUST

*Canmoor*



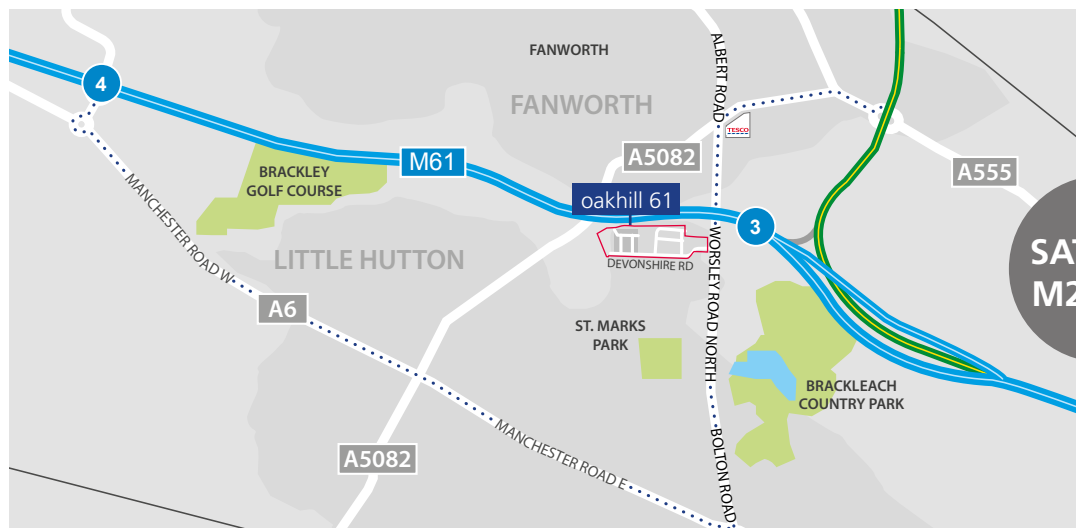
## High Quality Refurbished Industrial Unit 5,962 sq ft (553.87 sq m) **To Let**

- Fully refurbished
- 6.1m eaves
- Mezzanine
- Electronically operated roller shutter doors
- Internal refurbished office, W.C. and amenity areas

# MANCHESTER

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SAT NAV  
M28 3PT



## 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 7.5 miles south east.

## DESCRIPTION

Unit 17 comprises a mid-terrace; single storey industrial premises of steel portal frame construction brick and clad elevations under a profile sheet roof.

**VAT:** VAT is payable on rents and charges.

**RENT:** Upon application.

**EPC:** Available on request.

## ACCOMODATION

| Description  | sq ft        | sq m          |
|--------------|--------------|---------------|
| Office       | 640          | 59.46         |
| Warehouse    | 5,322        | 494.43        |
| <b>Total</b> | <b>5,962</b> | <b>553.87</b> |

## FURTHER INFORMATION

For further information please contact the sole joint agents.



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