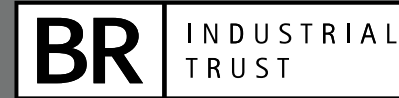


oakhill 61

DEVONSHIRE ROAD ■ WALKDEN ■ GREATER MANCHESTER ■ M28 3PT



High Quality Multi-Let Industrial Estate 4,767 sq ft to 28,123 sq ft **TO LET**

- Adjacent to the M61
- Eaves height of 5m to 7.5m
- New improved security with CCTV

MANCHESTER

oakhill 61

DEVONSHIRE ROAD ■ WALKDEN ■ GREATER MANCHESTER ■ M28 3PT



DESCRIPTION

OAKHILL 61 comprises a refurbished, multi-let industrial estate of 45 units. All the units are of modern portal frame construction (brick/block and profile metal cladding) and are arranged as a combination of single, semi-detached and terraced units.



REFURBISHED MODERN
PORTAL FRAME UNITS



5M TO 7.5M
EAVES HEIGHT



SELF-CONTAINED
LOADING AND CAR
PARKING AREAS



ESTABLISHED
INDUSTRIAL LOCATION
CLOSE TO M61/M60



ANCILLARY OFFICE
AND WELFARE
ACCOMMODATION

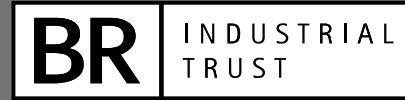


NEW IMPROVED
SECURITY WITH CCTV

MANCHESTER

oakhill 61

DEVONSHIRE ROAD ■ WALKDEN ■ GREATER MANCHESTER ■ 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.

ROAD	miles
M61 - Junction 3	1
A666	1.4
M60 - Junction 15	3.5
Manchester City Centre	7.5
Manchester Airport	9
Liverpool	32
London	192



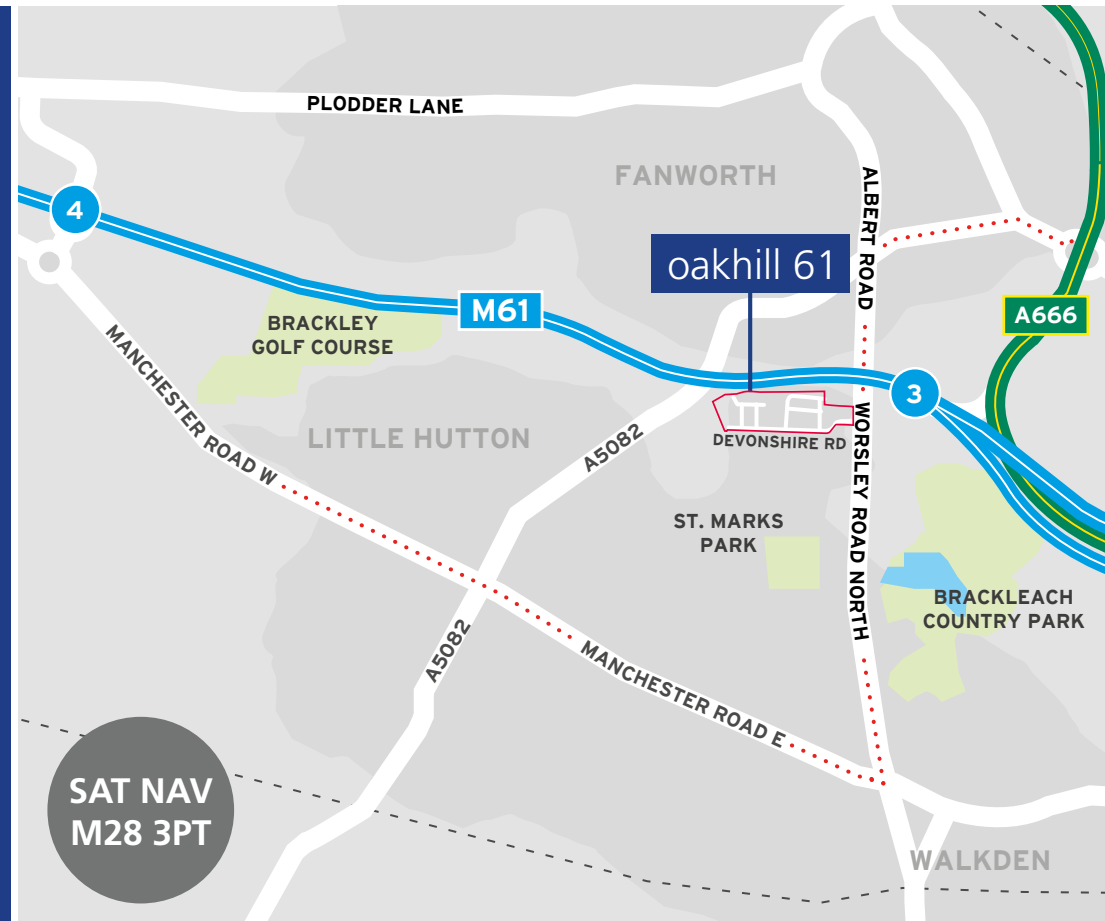
40% cheaper to run businesses in Greater Manchester than in London



7M people within a one hour drive



Greater Manchester has a population of approximately 2.6 million, making it the second largest urban area in the UK



FURTHER INFORMATION

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