

# For Sale

(May Let)

Young  
&co  
PROPERTY  
CONSULTANTS  
LIMITED

FLEXIBLE INDUSTRIAL / WAREHOUSE SPACE

**Units 2-3, Oakhill Trading Estate,  
Devonshire Road, Manchester M28 3PT**



□ **16,997** sq ft  
(1,579 sq m)

- Industrial/warehouse space
- Suitable for owner occupation or sub-division
- 5.1m Eaves
- Located on a popular Industrial Estate

**0161 885 3232**  
youngandco.org.uk

**Dean Young**  
**07825 170 475**  
dean@youngandco.org.uk

FLEXIBLE INDUSTRIAL / WAREHOUSE SPACE

# Units 2-3 Oakhill Trading Estate, Devonshire Road, Manchester M28 3PT



## Description

The property comprises a 1970's built steel portal framed warehouse extending to three bays.

Each bay has a small external single storey office building to the front elevation and two of the bays have additional internal office area and staff amenities.

The eaves height of each bay is 5.1 metres (16 ft 2 in).

Externally the site is surrounded by a steel palisade fence and access gates.

There is parking space to the front of the building and a yard area to the side of the property.

## Location

The Oakhill Trading Estate is approximately 1 mile from Junction 3 of the M61 motorway, linking with Junction 15 of the M60.

The estate is located off Worsley Road North (A575) and has excellent connections to the local arterial road network, including the A6 and the A580 East Lancs Road.

Bolton Town Centre lies approximately 4 miles north of the property and Manchester City Centre is located 7 miles to the south east.

## Accommodation

Net internal area	sq ft	sq m
Bay 1 (inc. offices)	6,284	583.85
Bay 2 (inc. offices)	5,201	483.00
Bay 3 (inc. offices)	5,512	512.15
<b>TOTAL</b>	<b>16,997</b>	<b>1,579.00</b>

## Price/Rent

On application.

## VAT

We understand VAT will not be payable on the sale price.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

The property has a current assessment (19/20) of £57,218 (combined assessments). Rates payable £28,094 pa.

## EPC

The property is assessed as being within Band E.



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