



WIGNALL  
BROWNLOW

CHARTERED SURVEYORS

**FOR SALE**  
**(MAY LET)**  
**FREEHOLD WAREHOUSE WITH YARD**  
**APPROX 571 SQ M (6,146 SQ FT)**



**UNIT 1 DEVONSHIRE ROAD**  
**OAKHILL TRADING ESTATE**  
**WORSLEY**  
**MANCHESTER**  
**M28 3PT**

## Situation & Description

Oakhill Trading Estate is located off Worsley Road (A575), with excellent access to the local road network, including the A6 and the East Lancashire Road (A580).

The Estate is approximately 1 mile from Junction 3 of the M61 Motorway. Bolton Town Centre is approximately 4 miles north and Manchester City Centre approximately 7 miles to the south east.

The property comprises a semi-detached warehouse unit of steel portal frame construction with brick and profile metal cladding and a corrugated asbestos sheet roof. Eaves height is approximately 5.5 metres.

There is a single storey flat roofed office building to the front elevation and the warehouse also incorporates offices and ancillary accommodation. The floor is concrete and lighting is from fluorescent strips.

Loading is off a private forecourt via a roller shutter door and there is a secure side and rear yard.

We understand the unit has a three phase electricity supply.

## Accommodation

The property has been measured on a gross internal basis. The approximate gross internal areas are as follows:-

Description	Sq M	Sq Ft
Warehouse, Offices & Ancillary	571.00	6,146

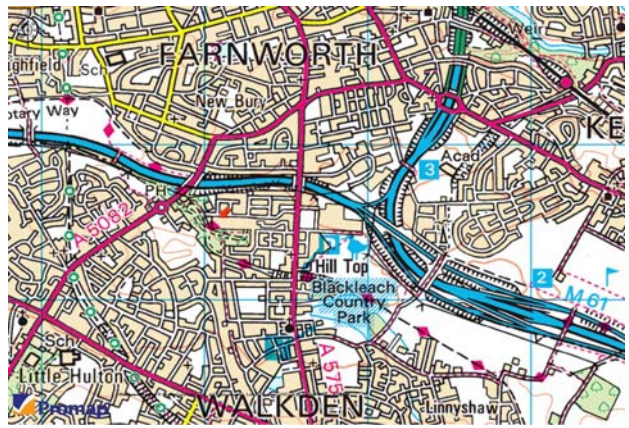
## Rating

We understand from enquiries of the Local Authority that the property is assessed as:

“Warehouse & Premises” £25,750

The draft assessment for the April 2017 List is £24,250

The current Uniform Business Rate multiplier for 2016/2017 is 49.7p.



## Tenure

Freehold.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

## Terms

Offers are invited for the benefit of the Freehold interest with vacant possession.

Lease terms are available upon request.

## Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to [jdb@wignallbrownlow.co.uk](mailto:jdb@wignallbrownlow.co.uk).

## EPC

The EPC may be downloaded at [www.wignallbrownlow.co.uk](http://www.wignallbrownlow.co.uk).

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**SUBJECT TO CONTRACT**