

OAKHILL TRADING ESTATE, WORSLEY ROAD NORTH, MANCHESTER, **M28 3PT**

AVAILABLE LATE SUMMER 2026



OAKHILL POINT

MANCHESTER

TO LET/MAY SELL

58,333 SQ FT
(5,419 SQ M)

**MODERN
INDUSTRIAL UNIT**
UNDER
REFURBISHMENT

On behalf of

network
space

CGI to show post refurbishment





DESCRIPTION

The unit benefits from the following specification.



6.5m Eaves



8 Level Access loading doors



2 storey offices



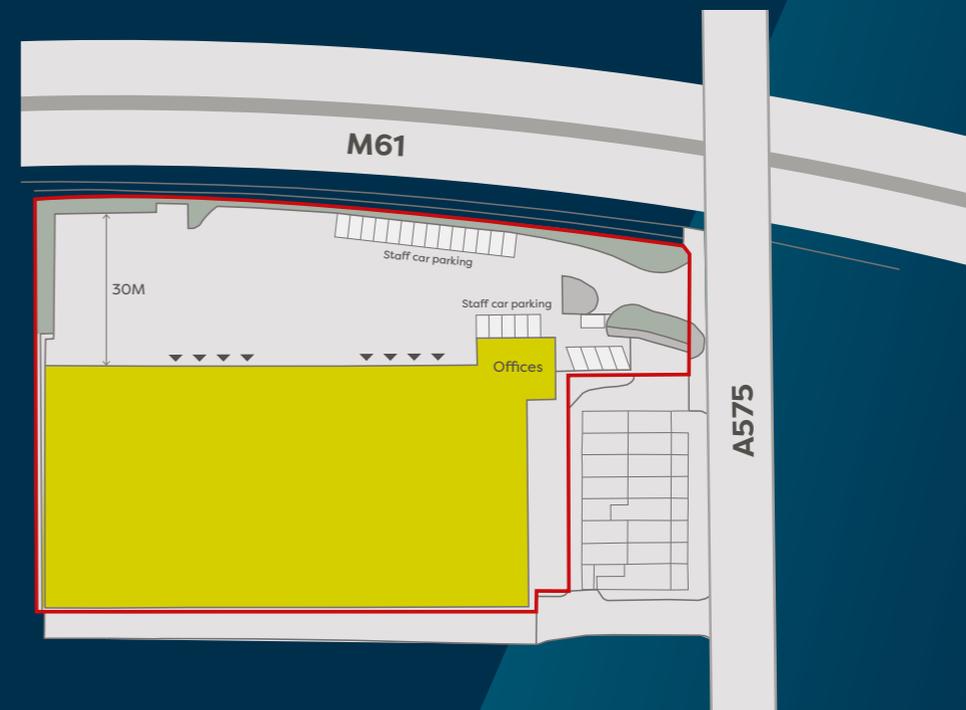
Dedicated office staff parking area



30m secure yard with security access barrier



Full refurbishment underway



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following Gross Internal areas.

	Sq ft	Sq m
GF Warehouse	54,623.72	5,074.71
GF Office	1,922.43	178.60
FF Office	1,786.81	166
Total GIA	58,332.96	5,419.31

**OAKHILL
TRADING ESTATE**



A local population of
220,000
within 15 min drive
extending to
740,000
within 30 mins drive



76,000
people of working age work in
**LOGISTICS &
MANUFACTURING**



1,065,000
ECONOMICALLY ACTIVE
residents live within a
45 minute drive

**WORSLEY ROAD NORTH
A575**

M61

LOCATION

Oakhill Point is located on the established Oakhill Trading Estate in Worsley, Salford, benefiting from direct access off Worsley Road North (A575) and strong connectivity to the A6 and A580 East Lancashire Road. The A580 lies approximately 2 miles south, providing direct links to Manchester to the east and Liverpool to the west. The M60/M61 interchange, located 3 miles away, offers excellent access to the wider motorway network including the M56, M6 and M62.

The property is well served by public transport. Walkden Train Station, approximately 1.5 miles south, provides regular services to Manchester Victoria and Wigan Wallgate on the Manchester to Southport line. The 37 bus service stops directly adjacent to the estate, with frequent services (every 10 minutes) to Manchester Piccadilly and Bolton town centre via the Greater Manchester Bee Network.



DISTANCES / DRIVE TIMES

Manchester

9 miles ⌚ 25 minutes

Preston

25 miles ⌚ 45 minutes

Liverpool

32 miles ⌚ 50 minutes

Leeds

45 miles ⌚ 1 hour

Manchester International Airport

15 miles ⌚ 25 minutes

Liverpool John Lennon Airport

30 miles ⌚ 44 minutes



M60/M61 INTERCHANGE
3 MILES

WALKDEN TRAIN STATION
APPROX 1.5 MILES



FREQUENT BUS SERVICES
(EVERY 10 MINS)
TO MANCHESTER
& BOLTON

Nearby occupiers include a range of local, national and international businesses such as Screwfix, Howdens, Amazon, Minicam and Ulster Weavers, underlining the area's strong industrial profile.

Ulster Weavers Est. 1880

 **minicam**

 **HOWDENS**





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OAKHILL POINT

MANCHESTER



* Indicative purposes only



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FURTHER INFORMATION

EPC

A full EPC will be available upon request.

LEGAL COSTS

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

TENURE

Available on a new lease on terms to be agreed. We may consider a sale of the property, which is available on a Long Lease Hold basis.

RATES

Contact the agents for further information.

VAT

VAT to be payable at the prevailing rate upon any transaction.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor and the Vendor's agents on the source of the funds used to acquire the property.

VIEWING

To arrange a viewing or for further information please contact the letting agents.

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On behalf of

network
space



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