

Unit 18 – 21 Severnside Trading Estate, Textilose Road, Trafford Park, M17 1WA

TO LET

4,898 – 27,185 sq ft TO LET – TO BE REFURBISHED

B8

0161 375 6000
www.b8re.com



LOCATION

Sevenside is located on Textilose Road, off Westinghouse Road. The Estate offers easy access to Junction 9 of the M60 motorway which links to the national motorway network.

Trafford Park is home more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.

DESCRIPTION

Units 18 to 21 offers industrial / warehouse units which are to be refurbished, behind a secure gated entrance. The rear of units 18-20 front on to Westinghouse Road.

Units can be let individually or combined.

The specifications of the units are as follows:

- To be refurbished
- Excellent motorway access
- Established commercial/industrial location
- Close proximity to Media City and Manchester City Centre
- Well managed estate
- c.5m eaves
- Level Access Loading

ACCOMODATION

The units are made up of the following floor areas:

- Unit 18 to 20: 22,287 sq ft (may split)
- Unit 21: 4,898 sq ft
- **TOTAL: 27,185 SQ FT**





RENTAL

Available upon request

TENURE

Units are available to LET.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

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