

TO LET

INDUSTRIAL/WAREHOUSE UNIT WITH SECURE YARD / PARKING

B8
REAL ESTATE

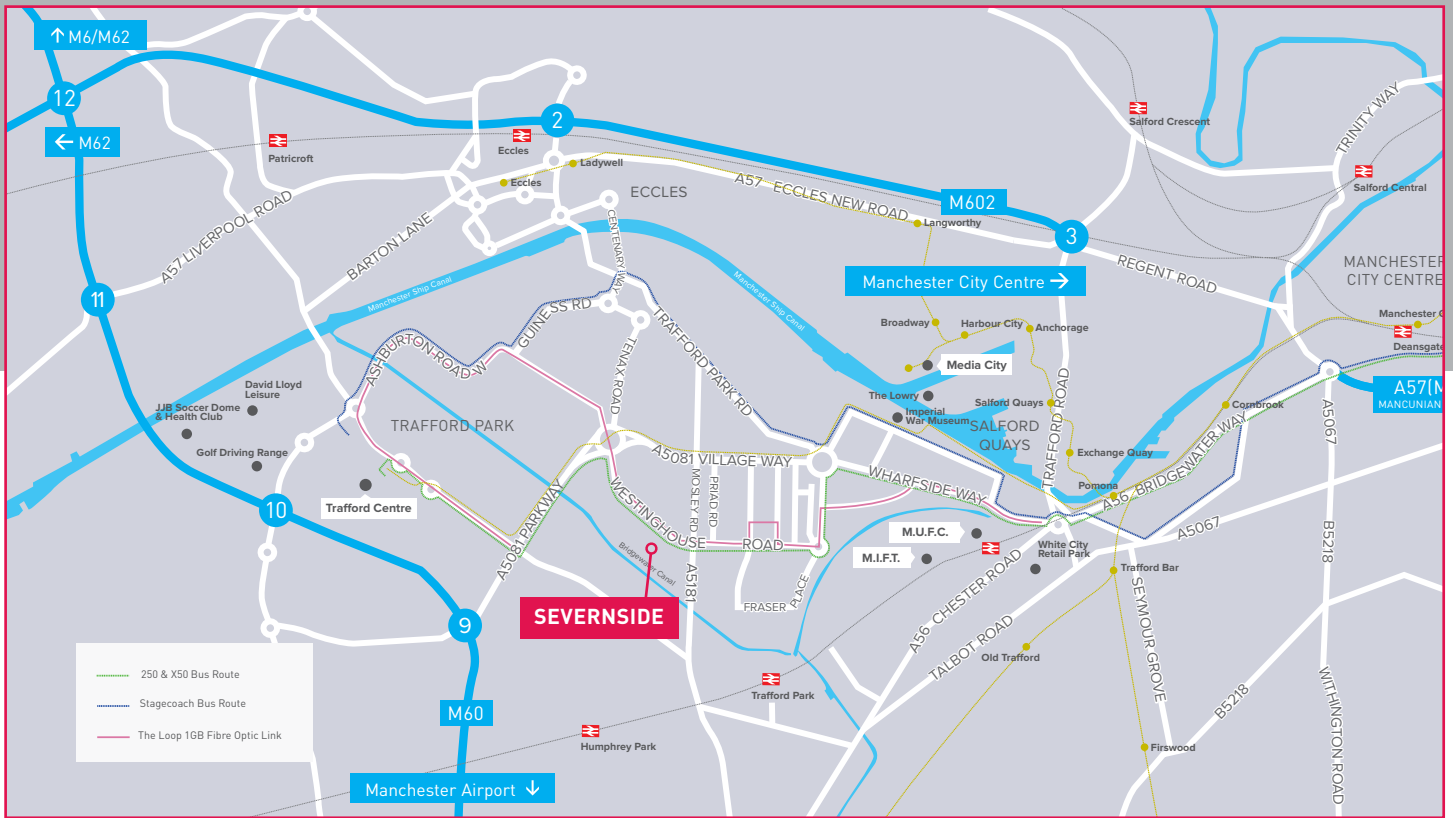


15,753 SQ FT (1463.5 SQ M)

- 5m Eaves
- Three Phase Power
- 3 electronic level access loading doors
- Secure fenced site / parking

**UNIT 9/10
SEVERNSIDE,
TRAFFORD PARK,
MANCHESTER M17 1WA**

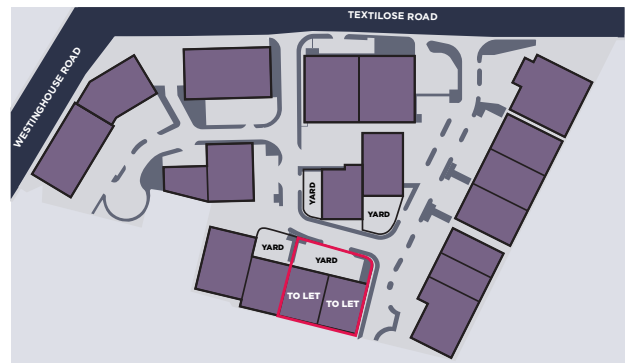
0161 375 6000
www.b8re.com



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 to 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

The unit has a specification that includes

- Steel portal frame construction
- 5m Eaves
- Three Phase Power
- 3 electronic level access loading doors
- Secure fenced site / parking
- Warehouse Lighting with LED in part
- Extensive fit out within warehouse with internal rooms of 2.8m ceiling height
- Office / Amenity space on ground floor

SERVICE CHARGE

A service charge is payable for the upkeep of common areas of the estate.

TERMS

The unit is available by assignment of the existing lease / sublet but consideration will be given to a new lease on terms to be agreed.

VIEWINGS

Strictly via appointment with the agent.

Contact: **Will Kenyon**

Email: will@b8re.com

Anthony Mellor

Email: anthony@b8re.com

Date of publication September 2023

PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.

