

Sevenside, Textilose Road, Trafford Park, Manchester,
M17 1WA

B8

0161 375 6000
www.b8re.com

TO LET

0.93 acres – Available On Short Term Flexible Terms



SECURE OPEN STORAGE LAND IN THE HEART OF TRAFFORD PARK

LOCATION



Severnside 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

The site is situated in the heart of Trafford Park, which is suitable for a variety of general storage and industrial uses. The site is fully fenced and secure.

The land is available for a short term lease to act as temporary storage.



RENT

Available upon request

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

For further information please contact:

Anthony Mellor:
Email: anthony@b8re.com
Tel: 0161 375 6000

Jack Weatherilt
Email: jack.weatherilt@dtre.com
Tel: 0161 549 9760



DTRE

MISREPRESENTATION ACT: B8RE for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of CBRE or B8RE has any authority to make or give any representation or warranty in relation to this property. March 2025