

**Unit 22, Severnside Trading Estate, Textilose Road, Trafford
Park, M17 1WA**

B8

0161 375 6000

www.b8re.com

TO LET

REFURBISHED INDUSTRIAL UNIT WITH SECURE GATED YARD

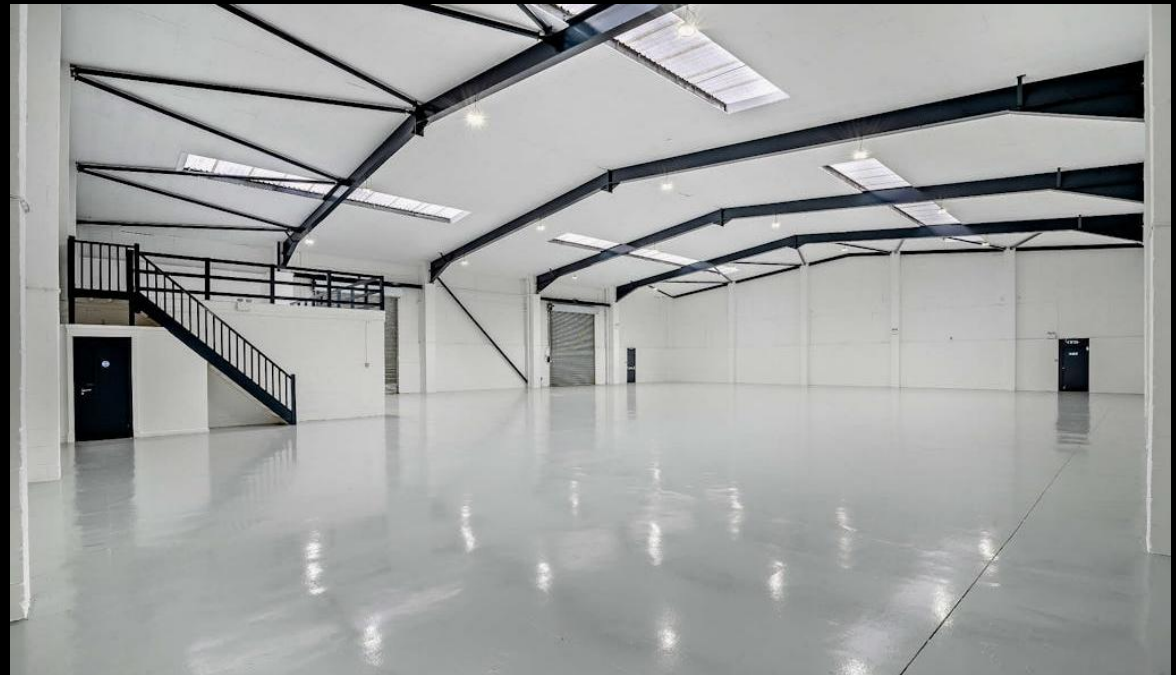


9,739 sq ft

DESCRIPTION

Unit 22 at Severnside Estate offers 9,739 sq ft of industrial space with integral office accommodation. The unit includes a secure yard area, car parking, and WC facilities, providing a well-rounded solution for businesses in need of storage or industrial space.

- Recently refurbished
- Secure gated yard
- 2 Electric drive in loading doors
- Single storey internal offices
- Excellent motorway access
- Established commercial / industrial location
- Proximity to Media City and Manchester City Centre



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 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.





TERMS

Units are available to let.

Pricing information is available on application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Business rates may be payable to the local authority.

Any potential occupier is to make their own enquiries direct with the council.

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. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

Anthony Mellor
0161 375 6000
anthony@b8re.com

Jack Weatherilt
0161 549 9760
Jack.weatherilt@dtre.com

