

# INDURENT

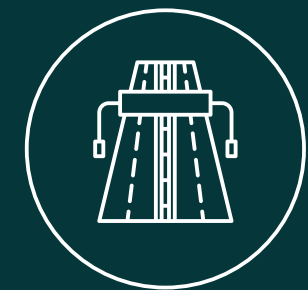
SEVERNSIDE

TRAFFORD PARK, MANCHESTER  
M17 1WA  
///PERSON.LUXURY.MONDAY

REFURBISHED INDUSTRIAL WAREHOUSE UNITS

UNITS 3 & 4  
19,768 SQ FT (1,836 SQ M)

Available Now



Excellent motorway  
access.



Close proximity to  
Manchester City Centre.



Warehousing that Works.



# Why choose Trafford Park?



Close proximity to Manchester City Centre.



Excellent access to regional and national motorway network.



Trafford Park is home to over 1,400 businesses and is Europe's largest industrial estate.

# You're well-connected.



## MAJOR ROADS

M60 (J9)	1.5 miles
A57	2 miles
M602 (J2)	2 miles
M62 (J12)	4 miles
M6	13.5 miles



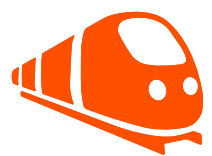
## CITIES/MAJOR TOWNS

Manchester City Centre	4 miles
Stockport	11 miles
Bolton	12 miles
Warrington	18 miles
Preston	32 miles



## AIRPORTS

Manchester	10 miles
Liverpool	30 miles

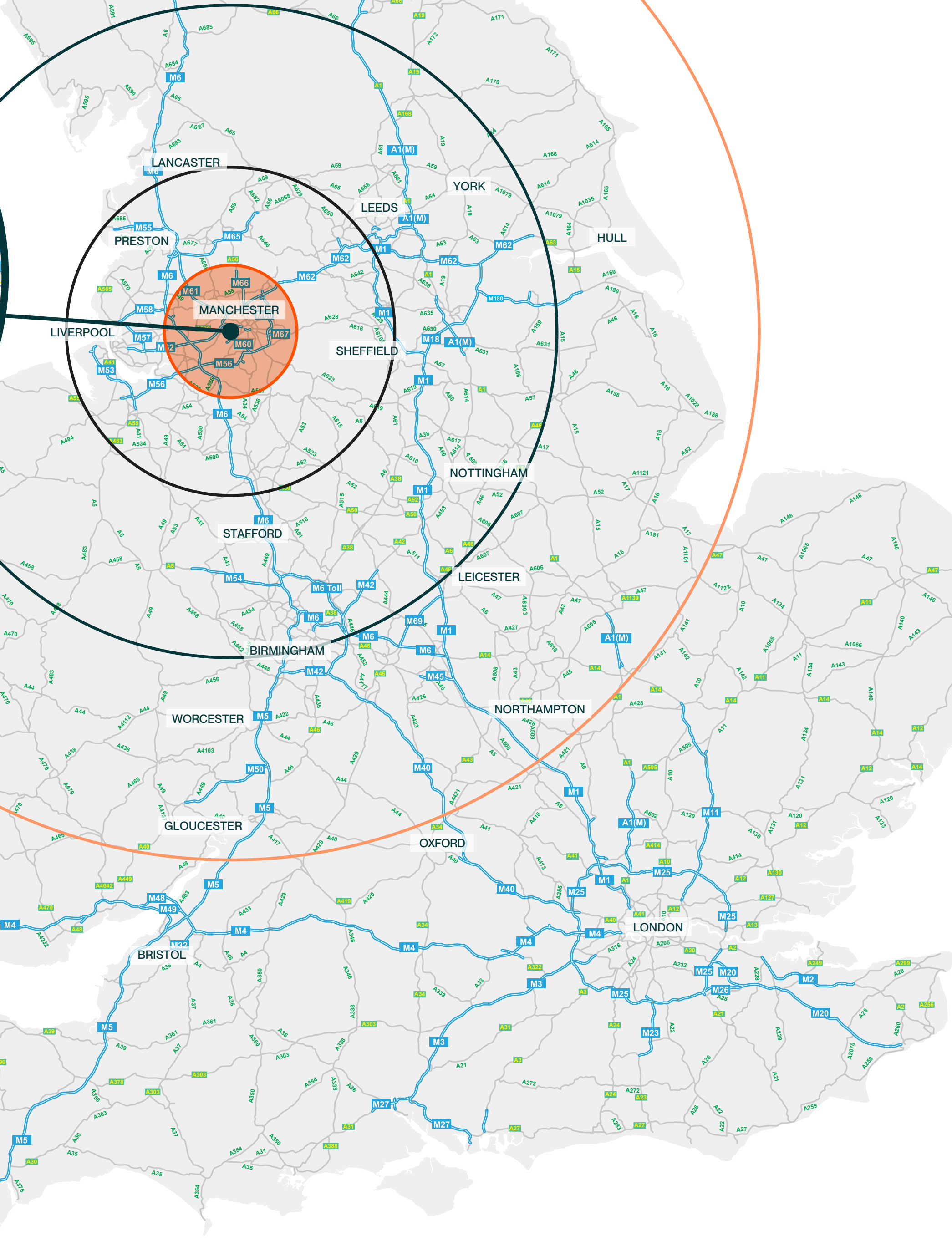
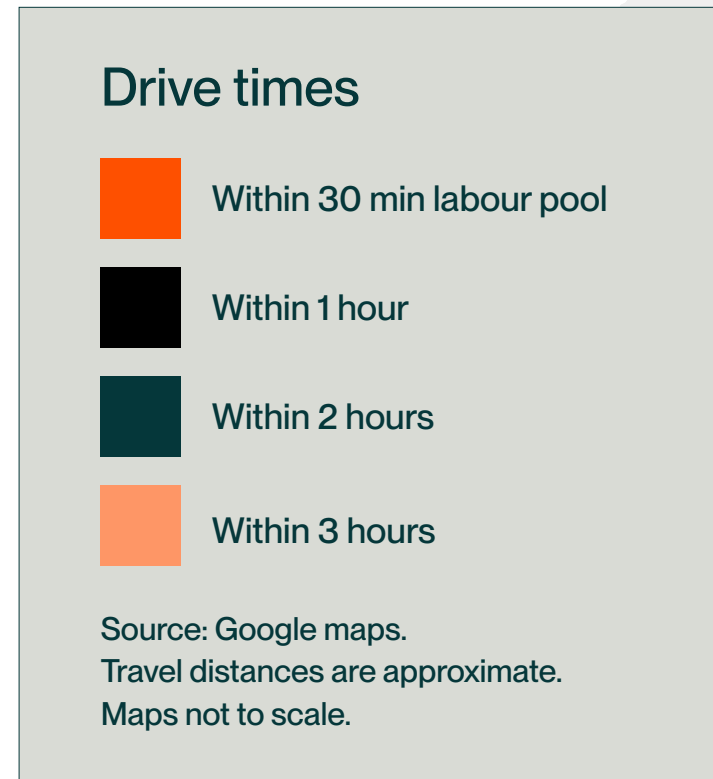
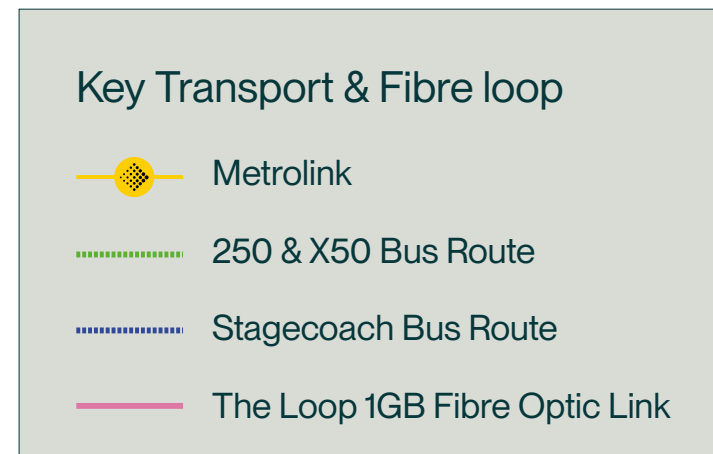


## RAIL/METROLINK

Parkway Metrolink	0.5 miles
Village Metrolink	1 mile
Humphrey Park	1.5 miles
Trafford Park	2 miles



Warehousing that Works.





Warehousing that Works.

# Siteplan.



# Schedule of accommodation.

## UNITS 3 & 4

WAREHOUSE	16,157 SQ FT (1,501 SQ M)
OFFICE	3,611 SQ FT (335 SQ M)
<b>TOTAL</b>	<b>19,768 SQ FT (1,836 SQ M)</b>

All floor areas are approximate gross internal areas.  
Subject to final plan.



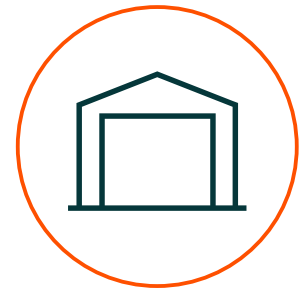
Level access loading doors



Self contained yards



B2 & B8 permitted use



Refurbished unit



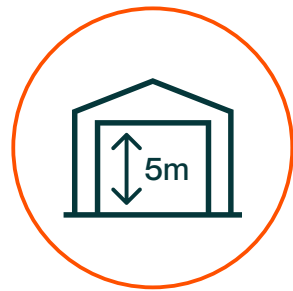
Internal offices and WCs



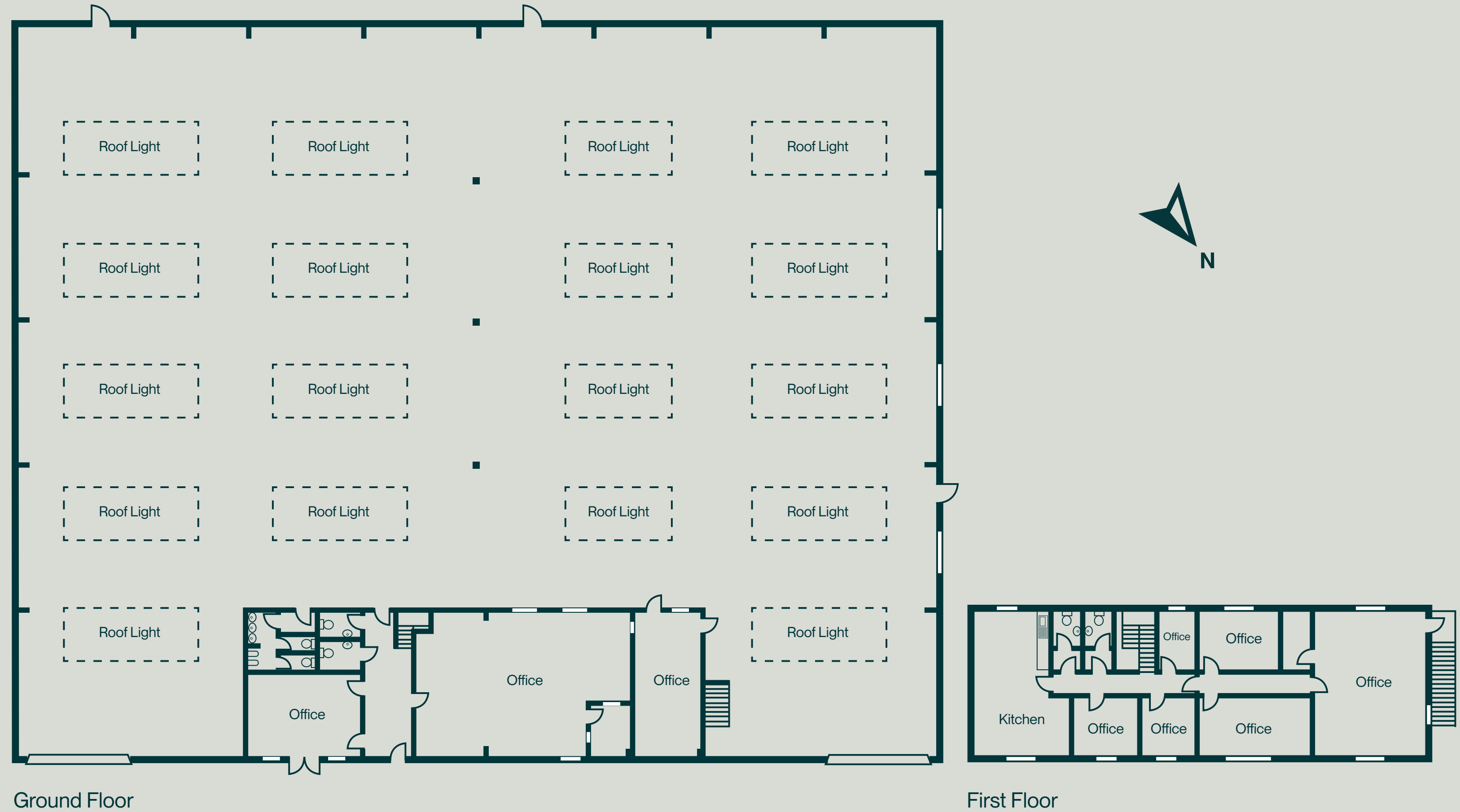
EPC B rated



On-site car parking



5m eaves height





**LAURA MCWHIRTER**

*Senior Asset Manager*

📞 07551 571 866

✉️ [laura.mcwhirter@indurent.com](mailto:laura.mcwhirter@indurent.com)



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Anthony Mellor  
M: 07794 757 939  
E: [anthony@b8re.com](mailto:anthony@b8re.com)



Jack Weatherilt  
M: 07920 468 487  
E: [jack.weatherilt@dtre.com](mailto:jack.weatherilt@dtre.com)

Matt Styles  
M: 07701 275 588  
E: [matt.styles@dtre.com](mailto:matt.styles@dtre.com)