

Industrial

UNITS 3&4 | SEVERNSIDE ESTATE TRAFFORD PARK MANCHESTER

Textilose Road Trafford Park, Manchester, M17 1WA

UNITS 3&4 | 19,768 SQ FT

Industrial Unit

Units 3&4 Severnside offers 19,768 sq ft of Industrial space located within one of Europe's most renowned industrial hubs, Trafford Park, offering excellent transport links with proximity to the M60 and Manchester city centre. The unit includes a secure yard area, car parking, and office facilities, providing a well-rounded solution for businesses in need of storage or industrial space, with 5m eaves height.

Lease Type

New



✓ Unit Summary

- Premier Industrial Location
- Well Maintained Estate
- Flexible Space
- Private Yard
- Car Parking
- Refurbished Unit

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£229,400.00	£11.60
Rates	£61,050.00	£3.09
Service Charge	£6,442.42	£0.33
Insurance	£3,953.60	£0.20
Total Cost	£314,171.60	£15.89

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/U3P0500125

+44(0) 808 169 7554

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Location

The central position provides excellent access to the motorway, J9 M60 1.5 miles away and the city centre being 5 miles away.



Road
M60: 1 mile



Airport
Manchester: 10 miles



Rail
Manchester: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (43)

Key Contact



Laura McWhirter

Asset Manager

"Laura is an Asset Manager based in the North."



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