

# Unit 3 and 4 Severnside Trading Estate, Textilose Road, Trafford Park, M17 1WA

# B8

0161 375 6000

[www.b8re.com](http://www.b8re.com)

TO LET

19,768 SQ FT



## 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 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 benefits from the following specification:

- 2 Level Access Loading Doors
- Two Storey Offices / Amenities
- 5m Eaves
- Warehouse Lighting
- Secure gated yard / parking
- Excellent motorway access
- Close proximity to Media City and Manchester City Centre





## RENTAL

Available upon request

## TENURE

Units are available to LET.

## 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:-

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