

THE
**TRAFFORD PARK
PORTFOLIO**



SEVERNSIDE

TRAFFORD PARK
MANCHESTER M17 1WA

TO LET

FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNITS
10,583 & 14,810 sq ft (983 & 1,375 sq m) (GEA)

► Prime location

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SPECIFICATION

- ▶ Recently refurbished
- ▶ Excellent motorway access
- ▶ Established commercial/industrial location
- ▶ Close proximity to Media City and Manchester City Centre
- ▶ Well managed estate
- ▶ B1 (c), B2 & B8 permitted use
- ▶ The Loop - broadband up to 1GB available
- ▶ Secure yards available on selected units



DESCRIPTION

Severnside offers a range of refurbished Industrial/warehouse units in a high profile location.

- 15 minutes to Manchester International Airport
- Superb local amenities close by
- Easy access to the M60 and regional motorways
- 5 minutes to the nearest metrolink station



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COMMUNICATIONS

M60 J9	1 mile
M602 J2	1.9 miles
Trafford Centre	1.3 miles
Manchester City Centre	2.0 miles
Manchester Airport	9.4 miles

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.

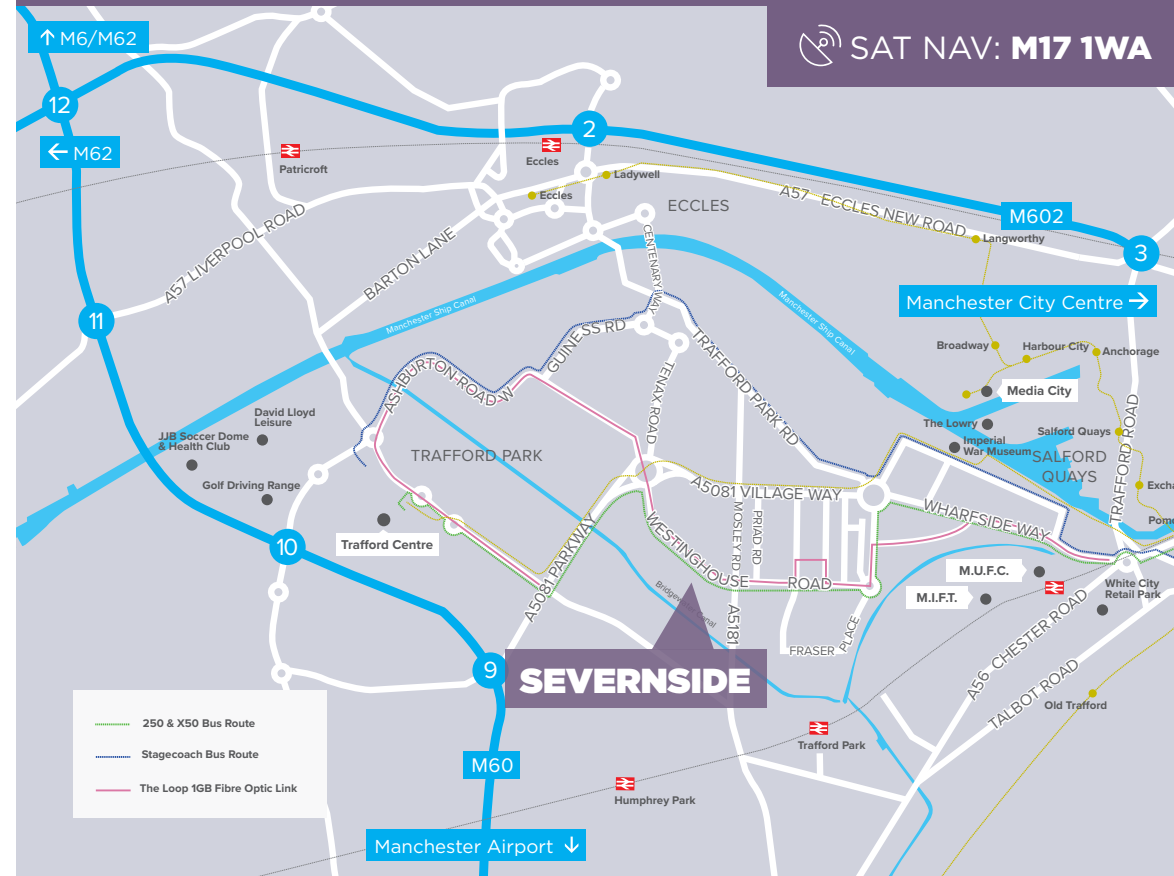
THE TRAFFORD PARK PORTFOLIO



The Trafford Park Portfolio comprises the largest single ownership of industrial space within Trafford Park; Europe's biggest industrial estate covering over 1,200 acres and being home to more than 1,400 businesses.

Whether you are looking to move to or relocate within Trafford Park, there is a wide range of properties for you to consider within the extensive Trafford Park Portfolio.

Please call for further details and current availability or visit the dedicated website www.traffordparkportfolio.com



FURTHER INFORMATION

For further information and arrangements to view the properties please contact the joint agents.

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