



INDURENT

SEVERNSIDE

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

YARD SPACE AVAILABLE TO RENT

YARD AREA: 40,511 SQ FT (3,764 SQ M)

Available Now



Excellent motorway
access.



Close proximity to
Manchester City Centre.

Warehousing that Works.



INDURENT
SEVERNSIDE

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.

Ideal yard space for your business.

Sevenside Estate offers a secure, versatile yard space available to rent within a well-connected industrial estate. Ideal for storage, parking, or operation use, this yard can be taken independently or combined with adjacent vacant units for a complete, flexible solution. A practical opportunity for businesses needing accessible, hard-standing space in a strategic location.

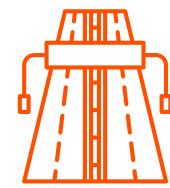
Located on Textilose Road, just off Westinghouse Road in Trafford Park, Sevenside offers convenient access to Manchester city centre and the M60 motorway, connecting to the national motorway network. Its proximity to MediaCityUK places you close to one of the UK's most dynamic business hubs.



Warehousing that Works.



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



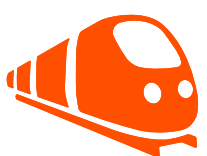
CITIES/MAJOR TOWNS

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



AIRPORTS

Manchester	10 miles
Liverpool	30 miles

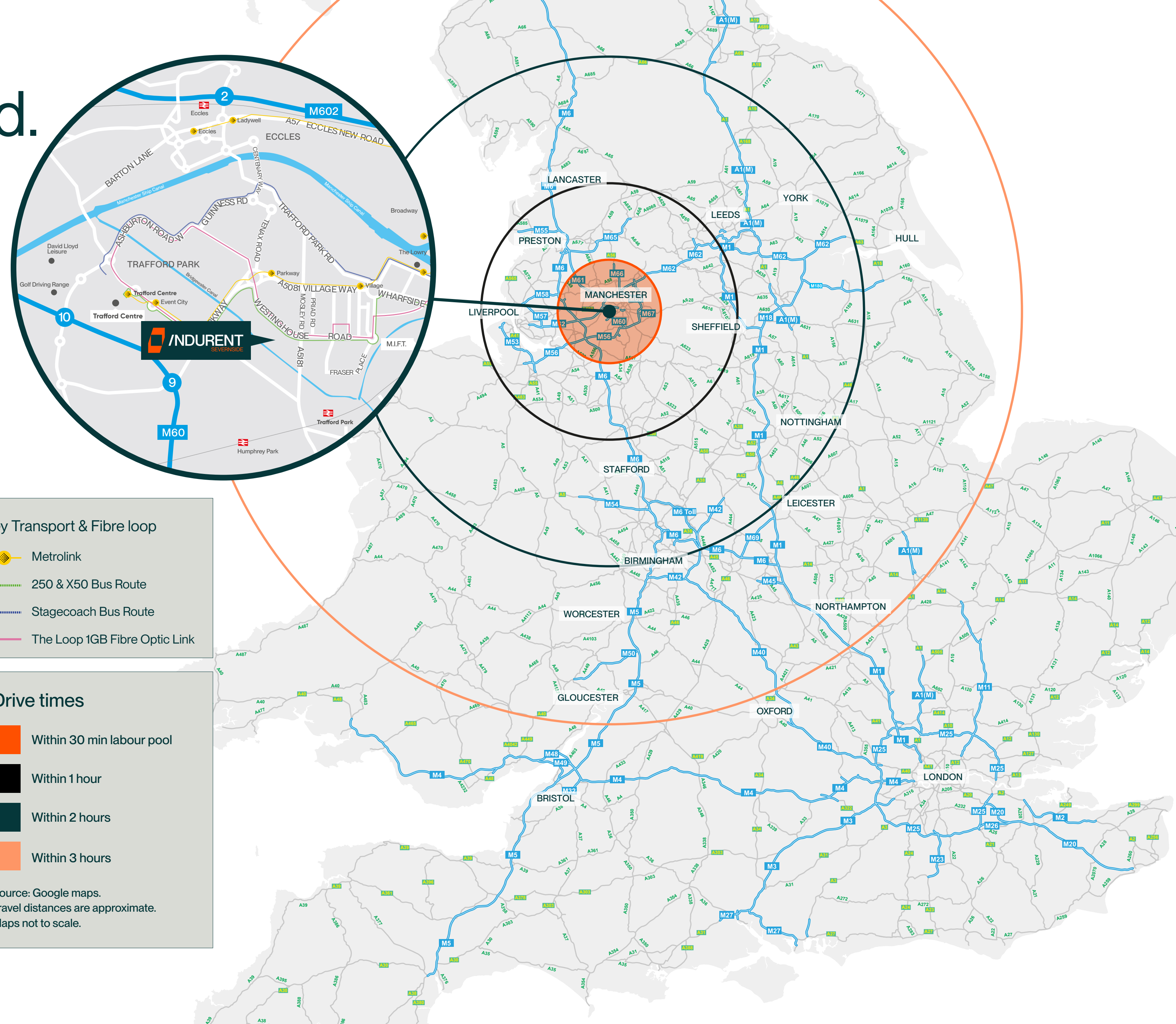


RAIL/METROLINK

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



Warehousing that Works.



Key Transport & Fibre loop

- Metrolink
- 250 & X50 Bus Route
- Stagecoach Bus Route
- The Loop 1GB Fibre Optic Link

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

Siteplan.

YARD AREA	
TOTAL	40,511 SQ FT (3,764 SQ M)





LAURA MCWHIRTER

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