



INDURENT

SEVERNSIDE

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

REFURBISHED INDUSTRIAL WAREHOUSE UNITS

UNIT 18: 7,782 SQ FT (723 SQ M)

UNIT 19: 7,367 SQ FT (684 SQ M)

UNIT 20: 7,138 SQ FT (663 SQ M)

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.

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

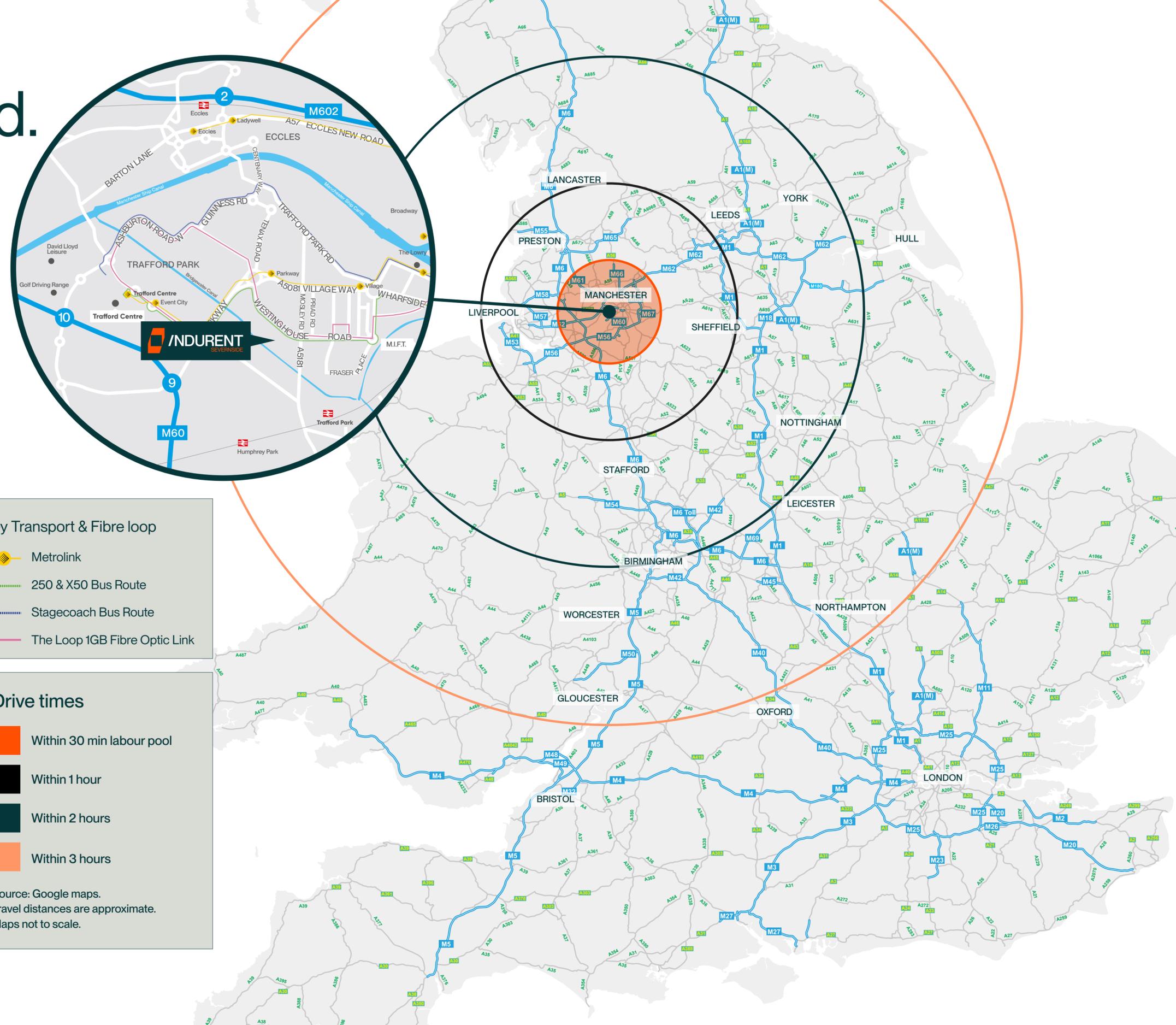


RAIL/METROLINK

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.

High performance space for your business.

Sevenside Estate offers a range of newly refurbished industrial and warehouse units in a prime Manchester location. The units feature internal offices, gated yards, and ample on-site parking, providing practical benefits for your business and employees.

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.



Schedule of accommodation.

Siteplan.

UNIT 18	7,782 SQ FT (723 SQ M)
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UNIT 20	7,138 SQ FT (663 SQ M)
YARD AREA	40,511 SQ FT (3,764 SQ M)

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



Level access loading doors



Self contained yards



B2 & B8 permitted use



Refurbished units available



Internal offices and WCs



On-site car parking



5m+ eaves height



Warehousing that Works.

Site plan is indicative.

Yard space available.

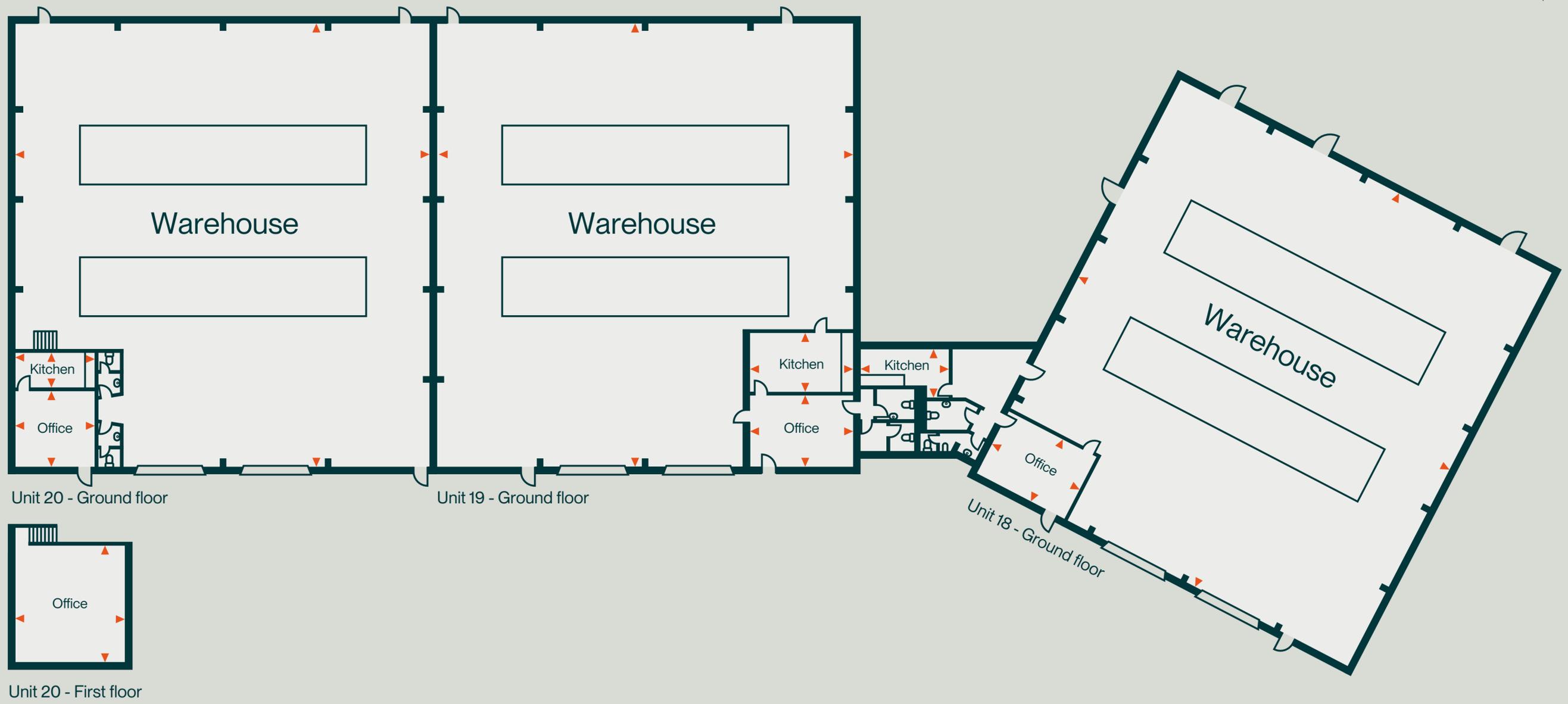
Secure, versatile yard space available to rent within a well-connected industrial estate. Ideal for storage, parking, or operational use, this yard can be taken independently or combined with adjacent vacant units for a complete, flexible solution. A practical opportunity for businesses needing accessible,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



Warehousing that Works.



Unit Plan.



Unit plan is indicative.



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 our dedicated website.



Warehousing that Works.





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