

TRAFFORD PARK

SEVERNSIDE

MANCHESTER, M17 1WA

LOOMIS

PALLETOWER

Jump
NATION
Trampoline Park

APC
overnight

BRENNTAG

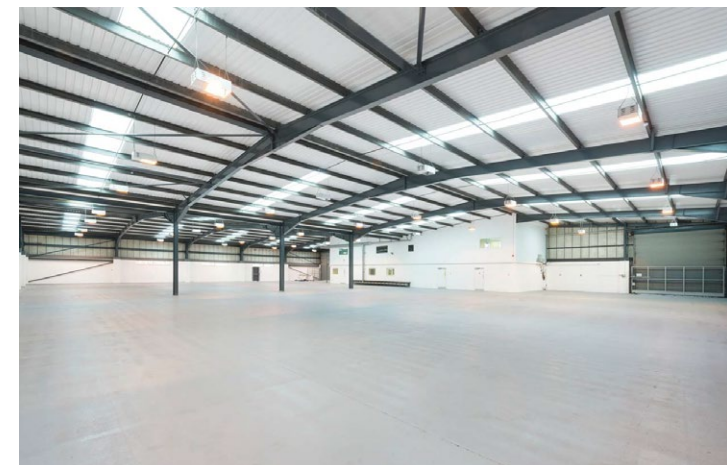
PIPE
CENTER
a WOLSELEY company

TO LET

- FULLY REFURBISHED INDUSTRIAL/WAREHOUSE UNITS
- HIGH PROFILE LOCATION

5,000 to 16,000 sq ft (465 to 1,486 sq m) (GEA)

CBRE
ASSET MANAGEMENT



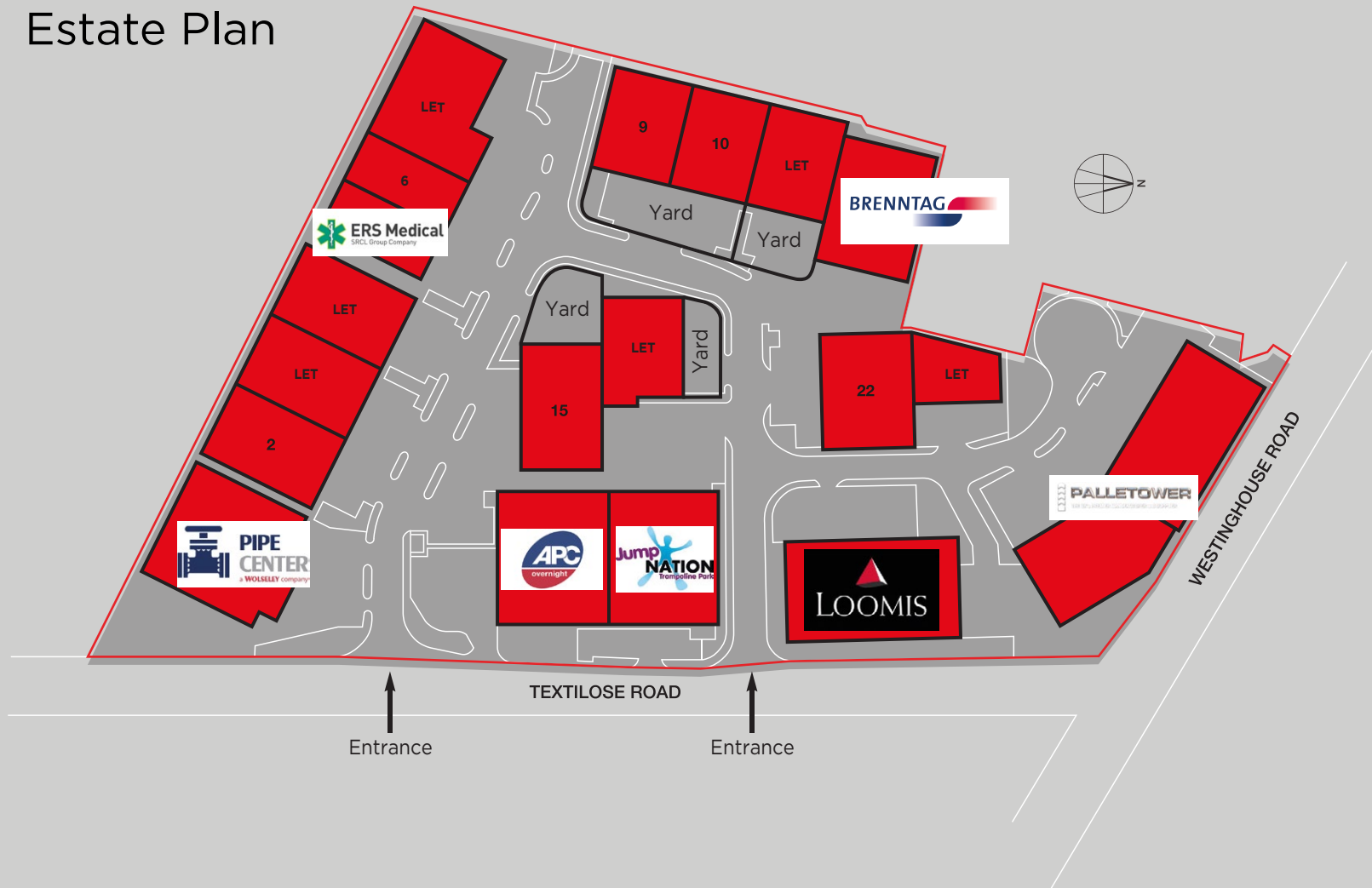
SPECIFICATION

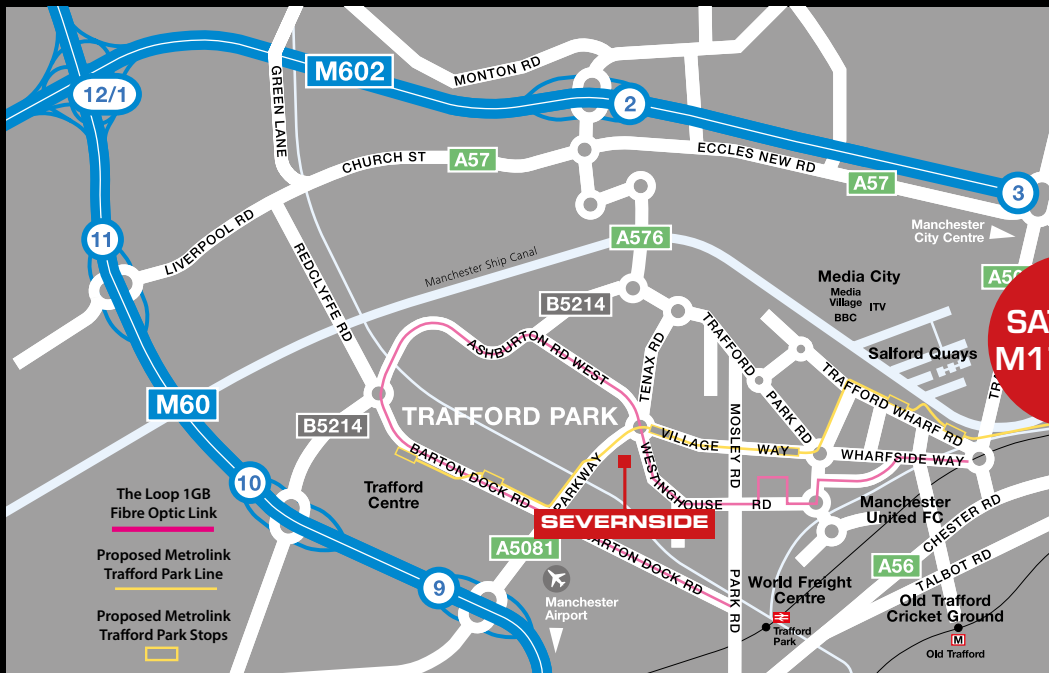
- Recently refurbished
- Excellent motorway access
- Established commercial/industrial location
- Close proximity to Media City and Manchester City Centre
- Well managed estate
- B1 (c), B2 & B8 permitted use
- The Loop - broadband up to 1GB available
- Secure yards available on selected units





Estate Plan





LOCATION

SEVERN SIDE 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.

COMMUNICATIONS

M60 - J9	1.4 miles
M602 - J2	2.3 miles
Trafford Centre	1.7 miles
Manchester City Centre	4.1 miles
Manchester Airport	9.3 miles

TERMS

Units are available on a leasehold basis.

FURTHER INFORMATION

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



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