

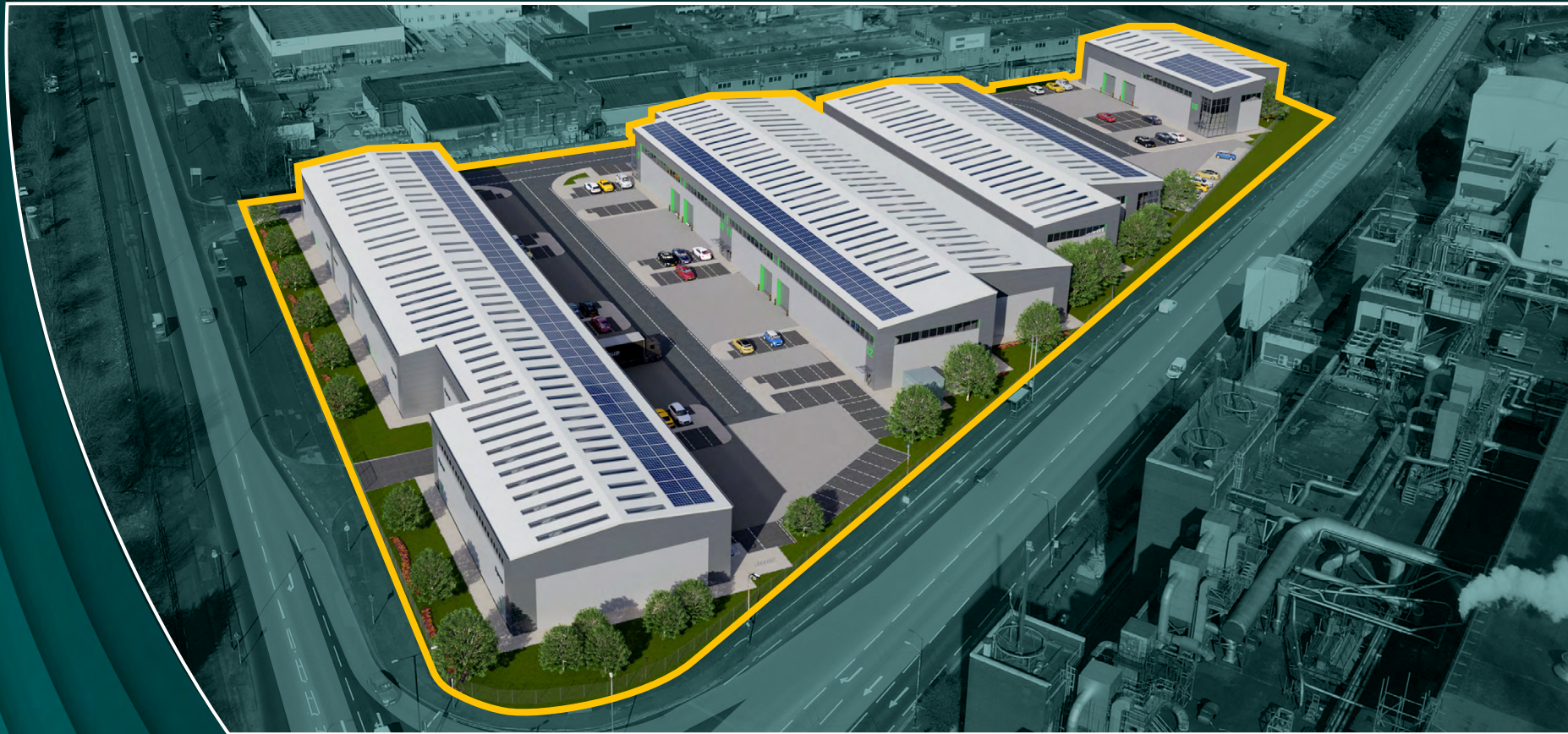
AVAILABLE FROM Q1 2024

BRIDGEWATERPOINT

103 Barton Dock Road, Trafford Park, M32 0QP

TO LET

16 New | Trade | Warehouse | Industrial Units
5,107 – 45,000 sq ft



HIGH SPECIFICATION UNITS READY FOR BUSINESS



CGI of proposed scheme

Bridgewater Point is a new trade counter, warehouse, industrial scheme comprising 16 units ranging in size from 5,107 sq ft to 13,524 sq ft.

The units will be built to a high-specification incorporating many cost saving and environmentally friendly technologies.

- Located on Trafford Park which is Manchester's prime industrial location
- Fronting Barton Dock Road (B5211) and Park Road/Mosley Road (B5181)
- J9 M60 Orbital within 1 mile
- Easy access to the whole of the North-West region and national motorway network
- Manchester City Centre is only 4 miles away
- The Trafford Centre in only 1 mile away

BRIDGEWATERPOINT



Fully enclosed estate
self contained site



35kN/m2
floor loading



8.5m clear
internal height



Fully fitted, first floor
offices to select units



Ability to
combine units



Gas supply to
each unit



Dedicated parking
& yard areas



Targeting EPC Rating A/
BREEAM very good



Electric loading
doors



Electric car charging
points



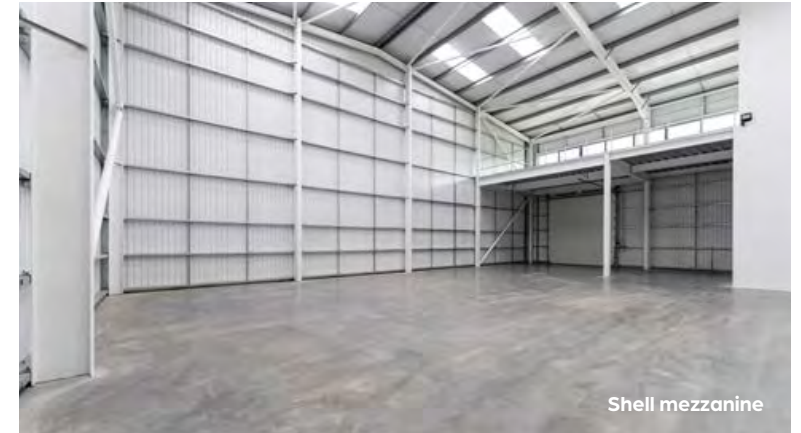
PV Installed to
all units



Landscaped
environment



CGI of proposed scheme



Shell mezzanine



Previous Chancerygate scheme



Previous Chancerygate scheme



Fitted offices to selected units

BRIDGEWATERPOINT

SCHEME LAYOUT & FLOOR AREAS

BRIDGEWATERPOINT



- Warehouse
- First Floor

Site Area 23,017 sq m (5.69 Acres)
Density 52.57%

UNIT		GEA (sq m)	GEA (sq ft)
1	Warehouse	405	4,363
	1st Floor Office	111	1,198
TOTAL		516	5,561
2	Warehouse	372	4,007
	1st Floor Office	102	1,100
TOTAL		474	5,107
3	Warehouse	393	4,227
	1st Floor Office	108	1,160
TOTAL		501	5,387
4	Warehouse	393	4,227
	1st Floor Office	108	1,160
TOTAL		501	5,387
5	Warehouse	471	5,072
	1st Floor Office	129	1,386
TOTAL		600	6,458
6	Warehouse	365	3,933
	1st Floor Office	129	1,356
TOTAL		491	5,289
7	Warehouse	423	4,551
	1st Floor Office	115	1,243
TOTAL		538	5,794
8	Warehouse	433	4,666
	1st Floor Office	119	1,281
TOTAL		552	5,947
9	Warehouse	1,079	11,619
	1st Floor Office	177	1,905
TOTAL		1,256	13,524
10	Warehouse	683	7,347
	1st Floor Office	130	1,401
TOTAL		813	8,748
11	Warehouse	683	7,347
	1st Floor Office	130	1,401
TOTAL		813	8,748
12	Warehouse	1,021	10,989
	1st Floor Office	229	2,460
TOTAL		1,250	13,449
13*	Warehouse	613	6,600
	1st Floor Office	135	1,456
TOTAL		748	8,056
14	Warehouse	603	6,489
	1st Floor Office	132	1,418
TOTAL		735	7,907
15	Warehouse	961	10,339
	1st Floor Office	186	2,005
TOTAL		1,147	12,344
16*	Warehouse	962	10,355
	1st Floor Office	204	2,198
TOTAL		1,166	12,553
OVERALL TOTAL		12,101	130,259

*Fully fitted offices at first floor.

PERFECTLY LOCATED FOR URBAN LOGISTICS

Bridgewater Point is located on Barton Dock Road in Trafford Park, adjacent to Kellogg's and Adidas facilities. It is strategically located, being less than 5 minutes drive (1 mile) from Junction 9 of the M60 motorway.

Amenities for staff include The Trafford Centre where there are over 250 stores/services including Europe's largest food court and over 11,500 car parking spaces. A bus station within the Centre serves most Greater Manchester towns with frequent bus services.

The Trafford Park Metrolink Line provides regular services between The Trafford Centre, Salford Quays and Central Manchester. There are two Metrolink stations (Parkway and Village) located within a 10 minute walk.

Distances

Manchester M60	5 mins	1.2 miles
Warrington M56	30 mins	17 miles
Liverpool M62	45 mins	32 miles
Chester M53	1 hr	40 miles
Preston M61	50 mins	33 miles
Leeds M62	1 hr 10 mins	50 miles
Birmingham M6	1 hr 50 mins	96 miles
London M25	3 hr 30 mins	201 miles



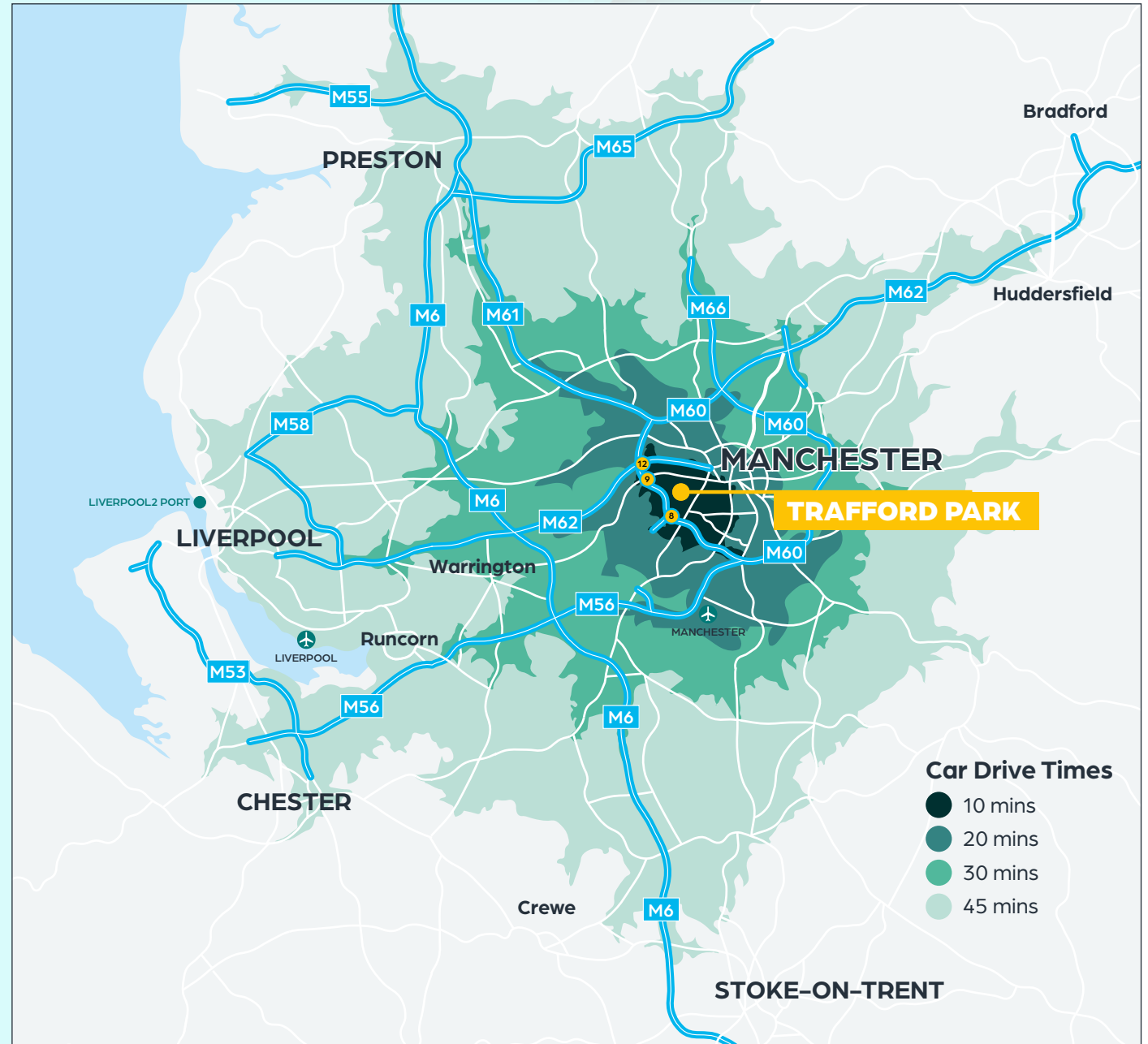
Manchester Piccadilly	15 mins	5 miles
Manchester Victoria	20 mins	6 miles
Salford Central	20 mins	6 miles
Freight (Trafford Park)	6 mins	1.6 miles



Manchester Airport	15 mins	8.5 miles
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Port of Liverpool	50 mins	38 miles
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Car Drive Times

- 10 mins
- 20 mins
- 30 mins
- 45 mins



ASDA

INTU TRAFFORD CENTRE

BARTON SQUARE

THE TRAFFORD CENTRE

BARTON DOCK RD

PARKWAY

PARKWAY

Metrolink

VILLAGE

BARTON DOCK RD

Craghoppers

KUEHNE & NAGEL

WESTINGHOUSE RD

MISSGUIDED

MOSLEY RD

AMAZON

M60

9

PARKWAY

Craghoppers

SOREEN

COBRA COURT

MOSLEY RD

DHL

ADIDAS REEBOK

L'OREAL

BARTON DOCK RD

XPO LOGISTICS

KUEHNE & NAGEL

KAMMAC ARLA

KELLOGG'S

BRIDGEWATERPOINT

KELLOGG'S

HARBOUR INTERNATIONAL FREIGHT

PARK RD

M60

UNRIVALLED DEMOGRAPHICS

Trafford Park was the first purpose built industrial park in the world and with over 9 million sq m of business space, remains one of the largest and most successful business parks in Europe.

Globally recognised as a centre of excellence, Trafford Park is home to over 1,330 businesses employing over 35,000 people.



THE FACTS TRAFFORD PARK



Average salary in Trafford Park
£20,422 p.a.



120,000 businesses within 30 minutes



Greater Manchester population
2,770,000



Local population seeking employment
22.2% (7,000 people)



60 minute drive time population
9,100,000



Employed in manufacturing sector
4.8% (8,000 people)



Employed in transport & storage sector
4.2% (7,000 people)



Over **1,300** businesses in Trafford Park



Trafford Park houses **9 million sq ft** of Business Space



North west economically active population
3.577 million



Trafford Park employs over **35,000** people



Working population within local catchment
2 million

DEMOGRAPHICS – POPULATION & EXPENDITURE



Population 2021



Working Age Population 2021



Annual Expenditure



GREEN CREDENTIALS

The scheme employs the latest environmentally friendly technologies to reduce the cost of occupation and target an EPC rating of A for their units. As a result, occupational costs to the end user will be reduced.

The green initiatives for pre-planning have included:



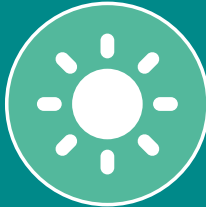
PV panels for all units



Low air permeability design



Electric vehicle charging points



15% warehouse roof lights increasing natural lighting



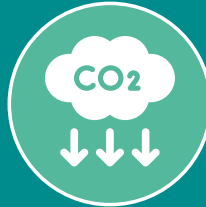
High performance insulated cladding and roof materials



Secure cycle parking



Targeting BREEAM rating 'Very Good'



Reduced CO₂ emissions



Landscaped environment



Electric vehicle charging points



Warehouse roof lights



PV panels

BRIDGEWATERPOINT



Planning

Planning uses – E(g)(iii), B2 and B8 uses.

Rent/Terms

Rent on application with the joint agents.

Further Information

For further information, please contact either of the joint letting agents detailed below.

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A Chancerygate and Northwood Urban Logistics Joint Venture Development



 bridgewater-point.co.uk



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