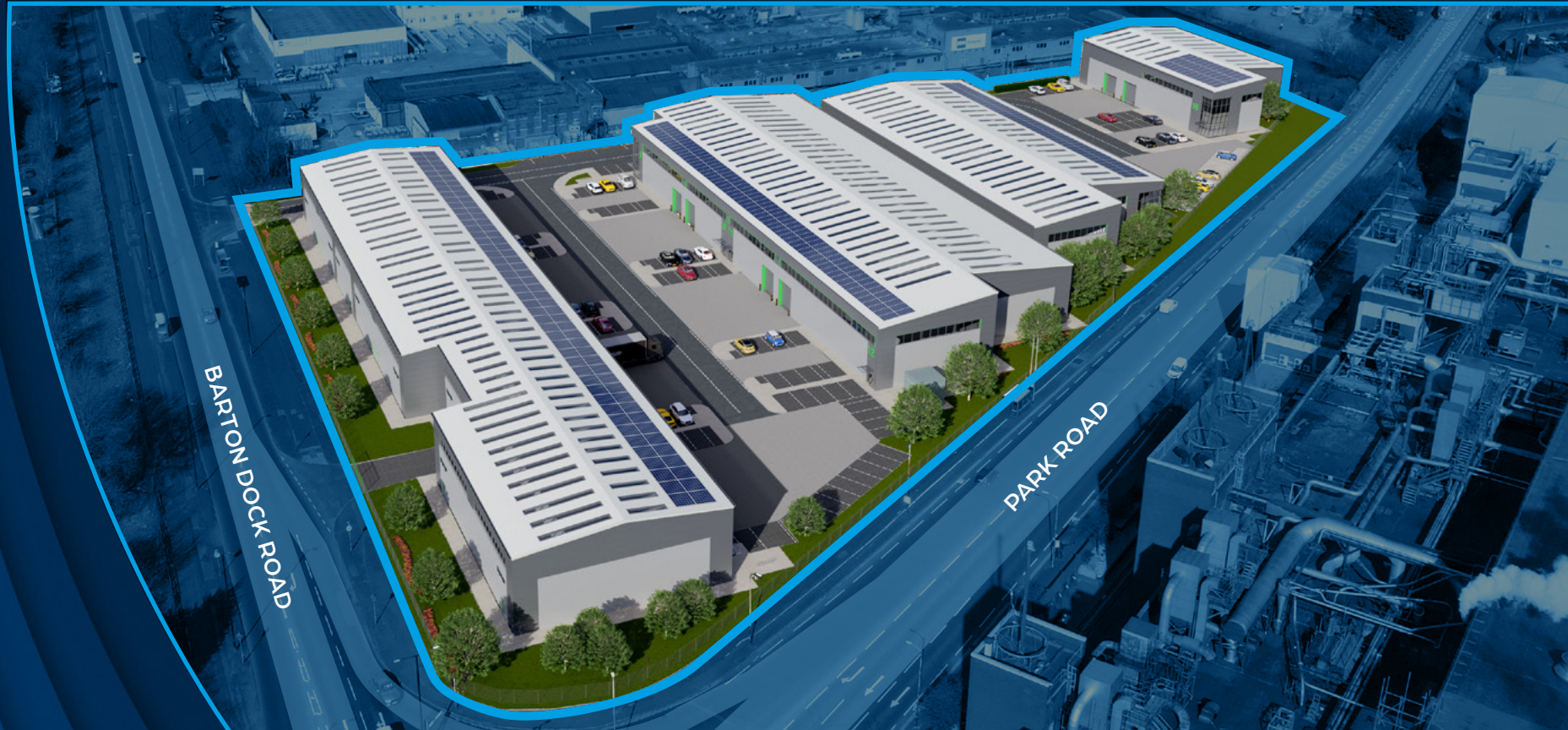


AVAILABLE FROM Q1 2024

BRIDGEWATERPOINT

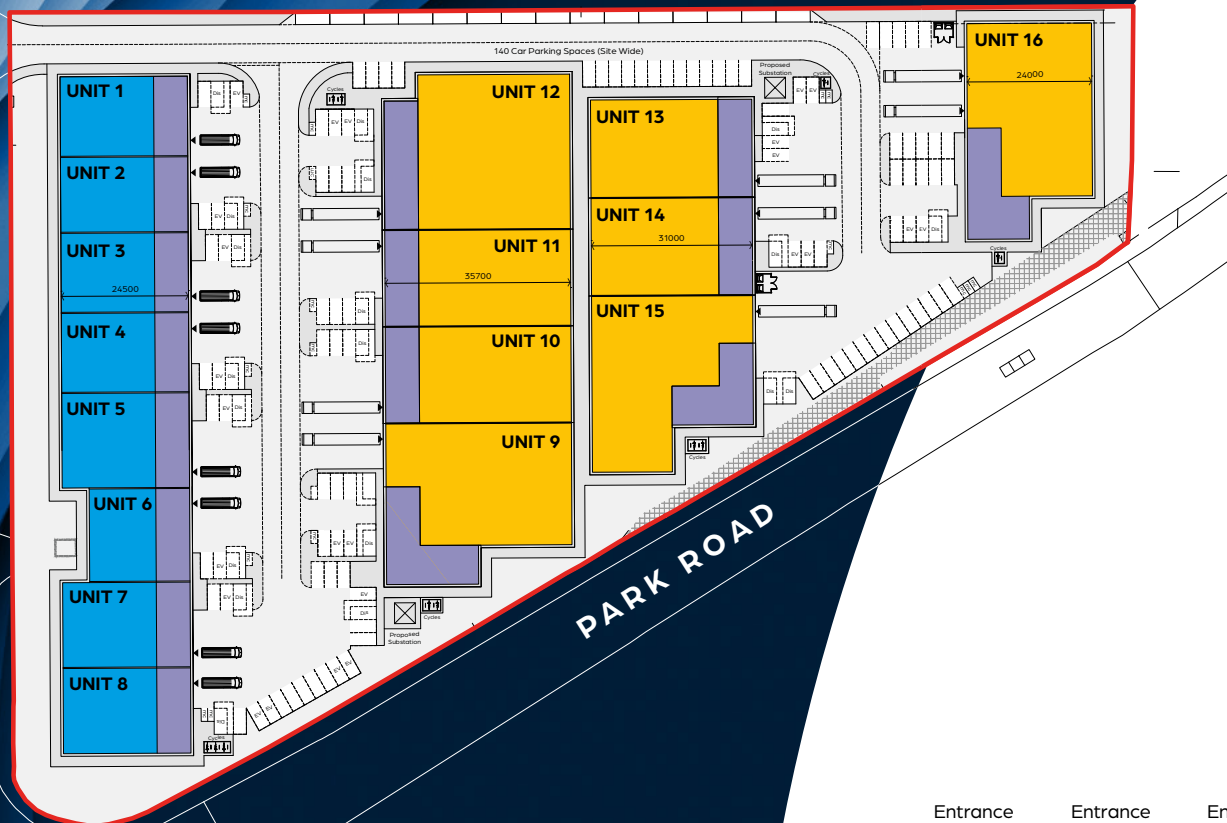
103 Barton Dock Road, Trafford Park, Manchester M32 0QP

TO LET **PROMINENT NEW TRADE UNITS**
5,107 – 6,458 SQ FT (474 – 600 SQ M)



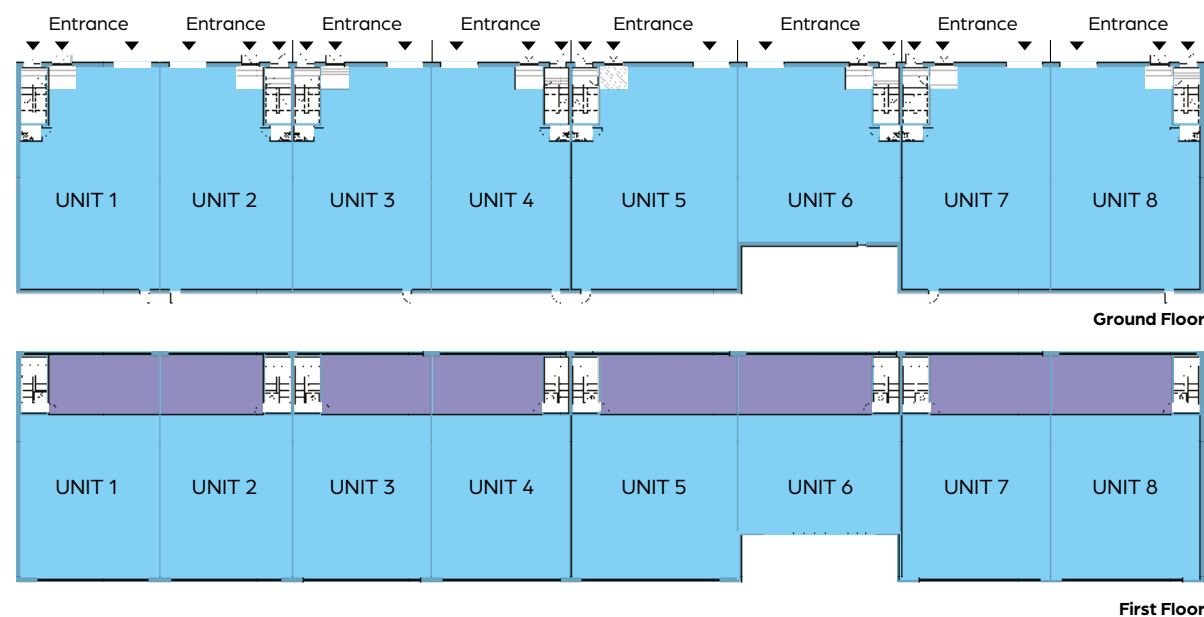
bridgewater-point.co.uk

BARTON DOCK ROAD



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

UNIT		GIA (sq m)	GIA (sq ft)
1	Warehouse	362.1	3,898
	Ground Floor Office	19.3	208
	Mezzanine Office	99.4	1,070
TOTAL		480.8	5,176
2	Warehouse	337.8	3,636
	Ground Floor Office	20.1	216
	Mezzanine Office	94.4	1,016
TOTAL		452.3	4,868
3	Warehouse	357.6	3,849
	Ground Floor Office	20.1	216
	Mezzanine Office	99.5	1,071
TOTAL		477.2	5,136
4	Warehouse	357.5	3,848
	Ground Floor Office	20.1	216
	Mezzanine Office	99.3	1,069
TOTAL		476.9	5,133
5	Warehouse	433.1	4,662
	Ground Floor Office	20.0	215
	Mezzanine Office	119.5	1,288
TOTAL		572.6	6,163
6	Warehouse	329.3	3,545
	Ground Floor Office	19.9	214
	Mezzanine Office	116.6	1,255
TOTAL		465.8	5,014
7	Warehouse	386.3	4,158
	Ground Floor Office	20.0	215
	Mezzanine Office	106.8	1,150
TOTAL		513.1	5,523
8	Warehouse	389.7	4,195
	Ground Floor Office	19.4	209
	Mezzanine Office	107.0	1,152
TOTAL		516.1	5,556
OVERALL TOTAL		3,954.8	42,569





All images indicative of another Chancerygate scheme

BRIDGEWATERPOINT

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



Two road frontages



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



Trade-counter entrance



Electric car charging points



PV Installed to all units



Landscaped environment

PERFECTLY LOCATED FOR TRADE

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



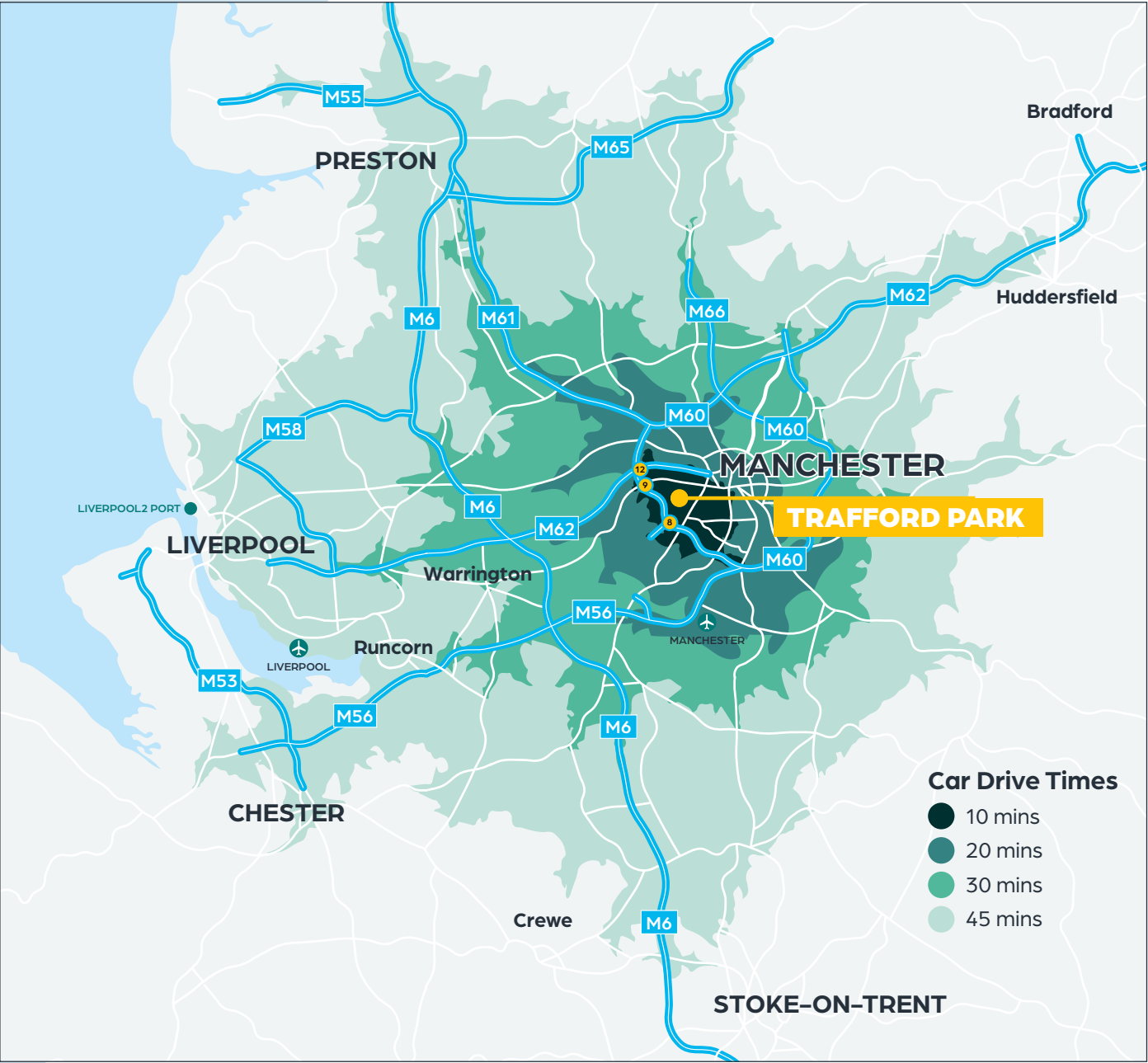
Manchester Piccadilly	15 mins	5 miles
Manchester Victoria	20 mins	6 miles
Salford Central	20 mins	6 miles
Freight (Trafford Park)	6 mins	1.6 miles

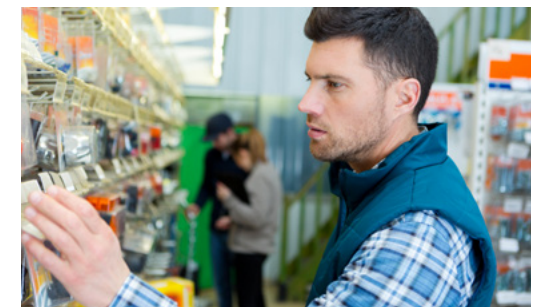
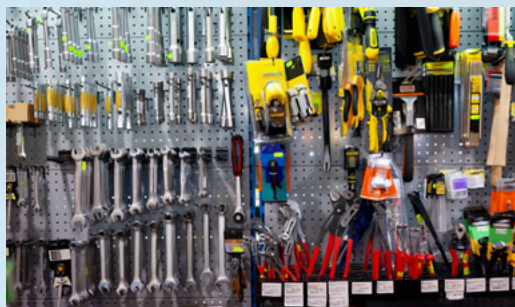


Manchester Airport	15 mins	8.5 miles
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Port of Liverpool	50 mins	38 miles
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UNRIVALLED DEMOGRAPHICS

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

1
miles

23,732

3
miles

262,101

5
miles

724,511

10
miles

2,066,195



Working Age Population 2021

1
miles

15,382

3
miles

178,941

5
miles

510,847

10
miles

1,356,067



Annual Expenditure

1
miles

£5 million

3
miles

£55 million

5
miles

£146 million

10
miles

£417 million

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



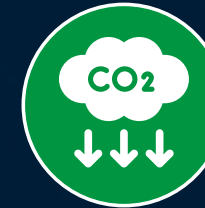
High performance
insulated
cladding and roof
materials



Secure cycle
parking



Targeting BREEAM
rating 'Very Good'



Reduced CO₂
emissions



Landscaped
environment



Electric vehicle charging points



15% warehouse roof lights



PV panels

BRIDGEWATERPOINT

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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Director

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E: john@daviesharrison.com

A Chancerygate and Northwood Urban Logistics Joint Venture Development

Chancerygate  **NORTHWOOD**
URBAN LOGISTICS 



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