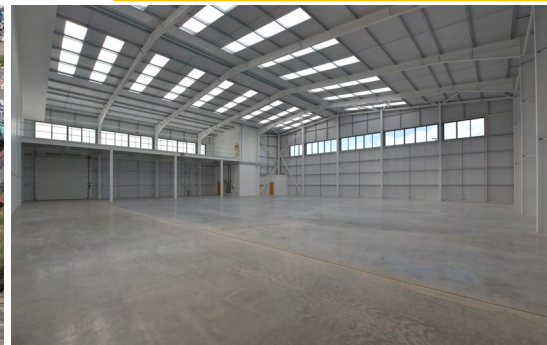


BRIDGEWATERPOINT

103 Barton Dock Road, Trafford Park, M32 0QP

TO LET

New Build | Trade | Warehouse | Industrial Units
5,114 – 39,045 sq ft



HIGH SPECIFICATION UNITS READY FOR BUSINESS



Fully enclosed estate
self contained site



37.5kN/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



EPC Rating A/
BREEAM very good



Electric loading
doors



Electric car charging
points



PV Installed
to all units



Landscaped
environment

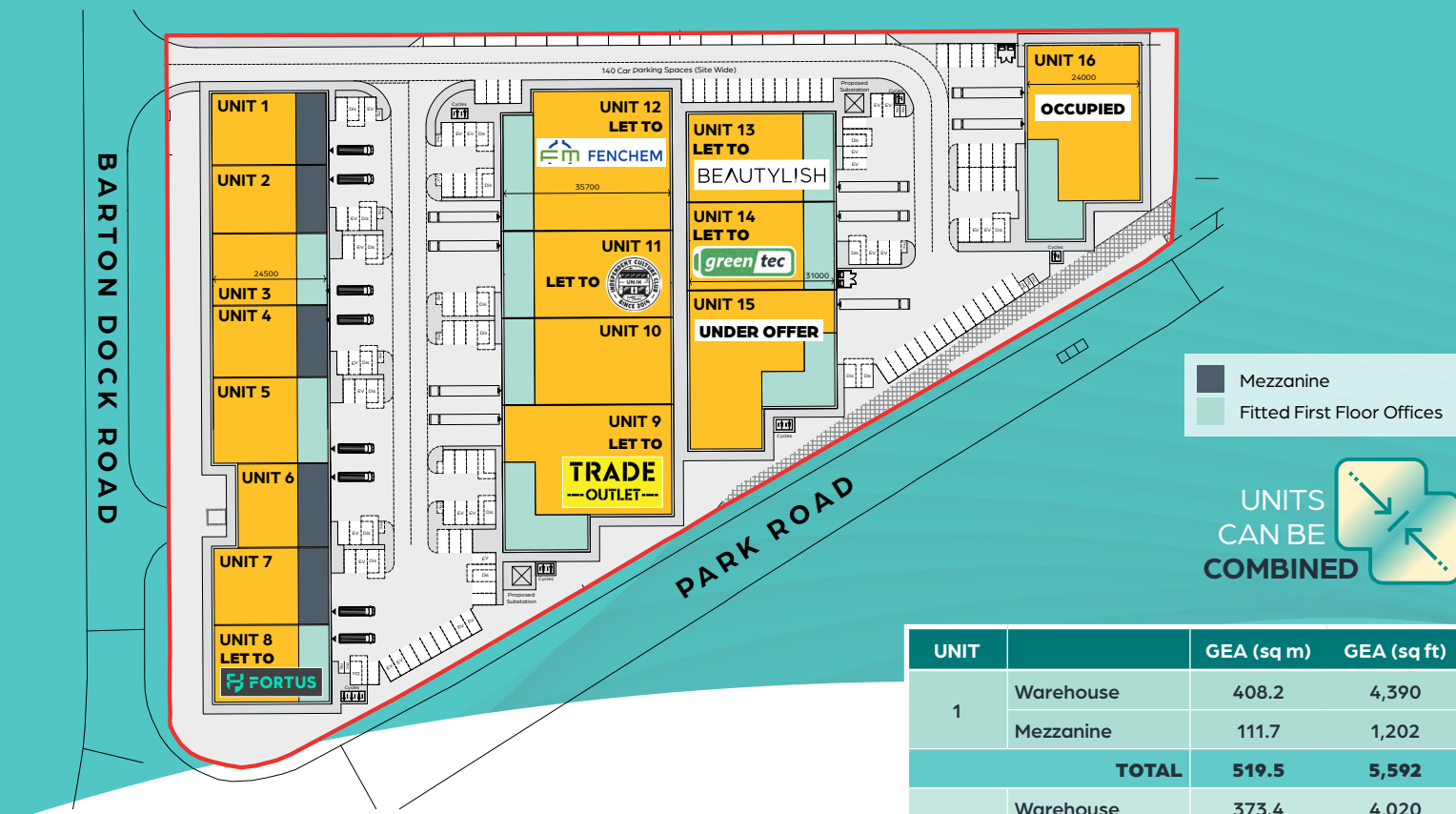
A Chancerygate and Northwood Urban Logistics Joint Venture Development

Chancerygate

NORTHWOOD
URBAN LOGISTICS

European Union
European Regional
Development Fund

 bridgewater-point.co.uk

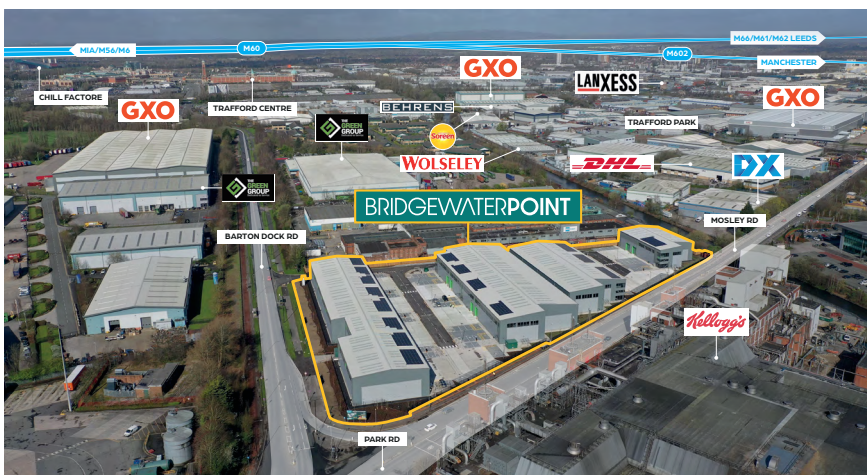


OCCUPATIONAL COST COMPARISON

We have assessed the benefit of the energy saving measures within the specification at Bridgewater Point and its impact on the operational cost to occupiers and have compared it to units of an older specification. The below summary provides an overview of the significant energy savings that Bridgewater Point can provide compared with older units, alongside assisting occupiers hit their CSR and ESG targets.

	Bridgewater Point	5 yr old unit	15 yr old unit	25 yr old unit	35 yr old unit
Operational cost (per annum)	£1,268	£10,299	£14,443	£36,473	£70,528
Operational cost (per sq. ft.)	£0.14	£1.17	£1.65	£4.16	£8.04

Please contact our agents for the full report on operational cost comparisons.



UNIT		GEA (sq m)	GEA (sq ft)
1	Warehouse	408.2	4,390
	Mezzanine	111.7	1,202
TOTAL		519.5	5,592
2	Warehouse	373.4	4,020
	Mezzanine	101.6	1,094
TOTAL		475.0	5,114
3	Warehouse	393.8	4,239
	First Floor Office	107.3	1,155
TOTAL		501.1	5,394
4	Warehouse	393.8	4,239
	Mezzanine	107.0	1,152
TOTAL		500.8	5,391
5	Warehouse	472.4	5,085
	First Floor Office	128.3	1,381
TOTAL		600.7	6,466
6	Warehouse	365.9	3,939
	Mezzanine	125.2	1,348
TOTAL		491.1	5,287
7	Warehouse	424.1	4,565
	Mezzanine	114.8	1,236
TOTAL		538.9	5,801
10	Warehouse	684.9	7,373
	First Floor Office	130.0	1,399
TOTAL		814.9	8,772
15 UNDER OFFER	Warehouse	966.7	10,450
	First Floor Office	188.8	2,032
TOTAL		1,155.5	12,437



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