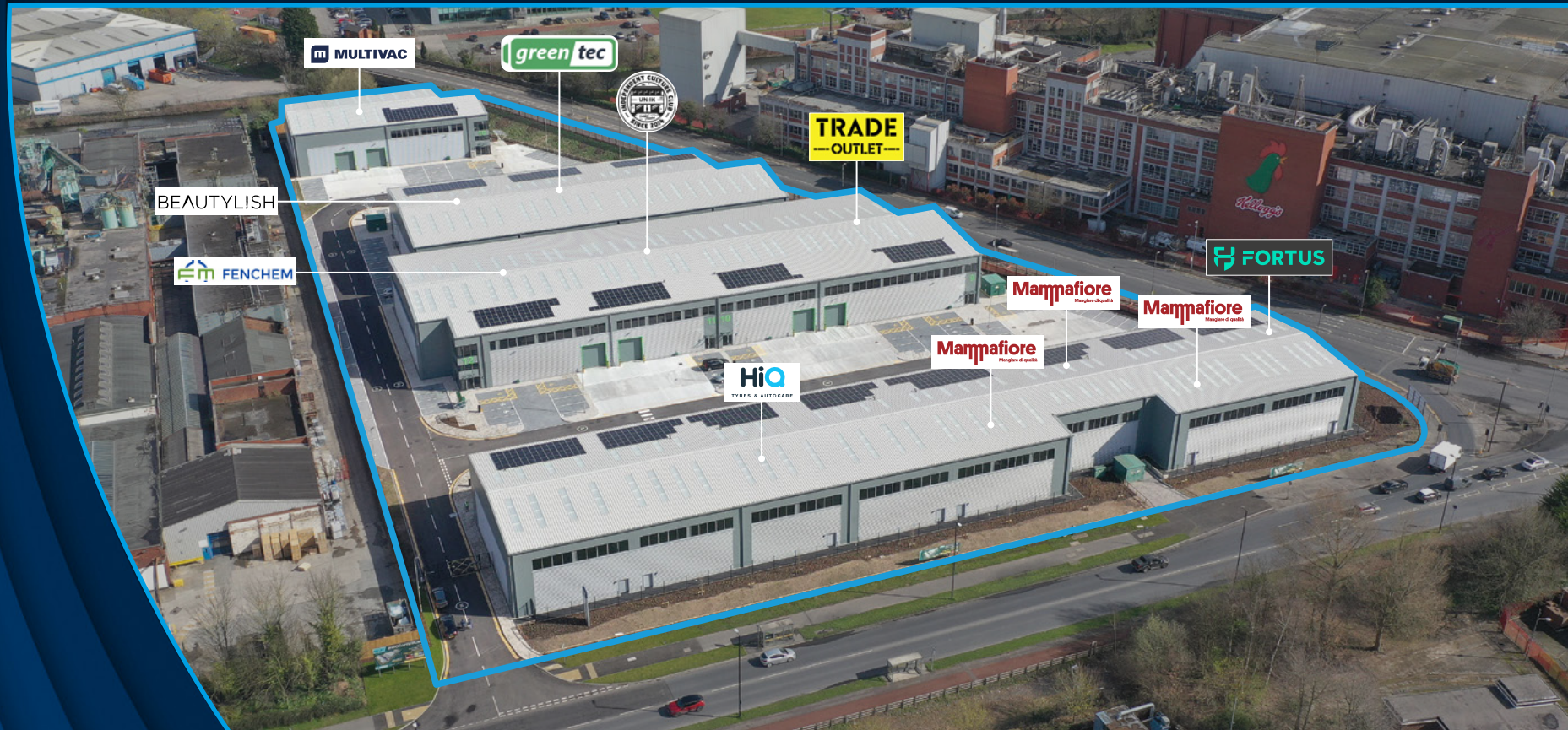


AVAILABLE NOW

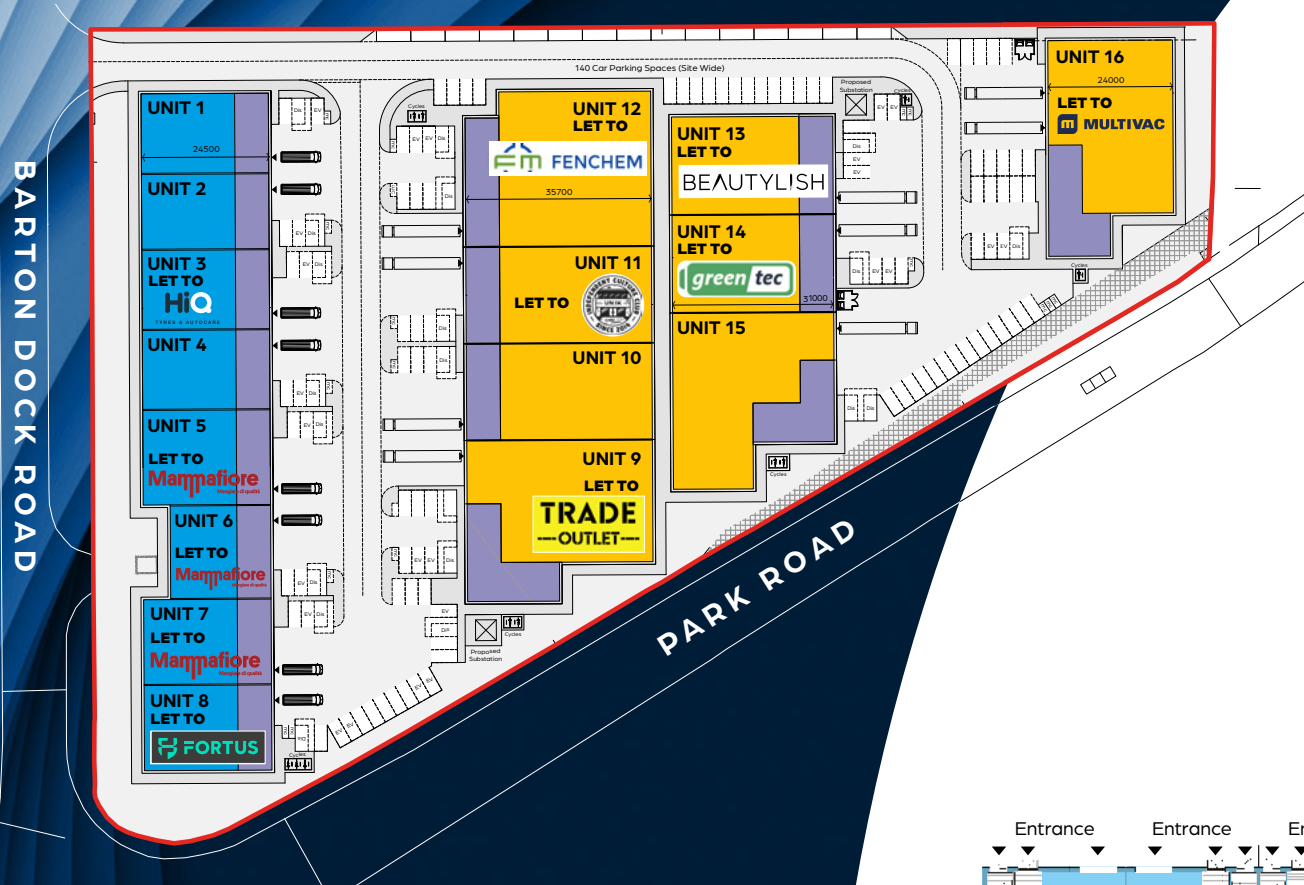
BRIDGEWATERPOINT

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

TO LET **PROMINENT NEW TRADE UNITS**
5,114 – 5,592 SQ FT (475 – 520 SQ M)



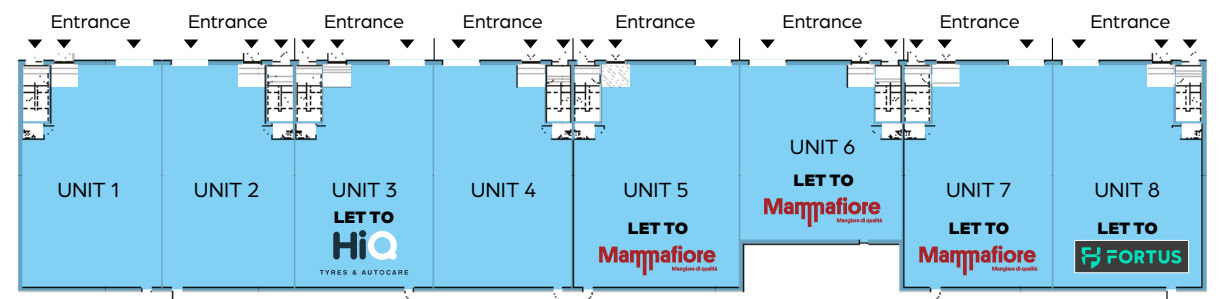
SCHEME LAYOUT & FLOOR AREAS



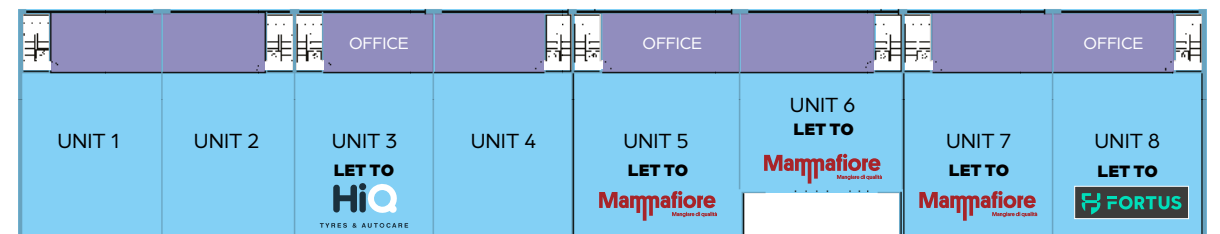
- Trade Counter
- Warehouse
- First Floor

BRIDGEWATERPOINT

| 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 |
| 4 | Warehouse | 393.8 | 4,239 |
| | Mezzanine | 107.0 | 1,152 |
| TOTAL | | 500.8 | 5,391 |



Ground Floor



First Floor



BRIDGEWATERPOINT

HIGH SPECIFICATION UNITS READY FOR BUSINESS



Bridgewater Point is a new trade counter, warehouse and industrial scheme.

The units are 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 4 miles away
- The Trafford Centre is 1 mile away

BRIDGEWATERPOINT



Two road frontages



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



Trade-counter entrance



Electric car charging points



PV Installed to all units



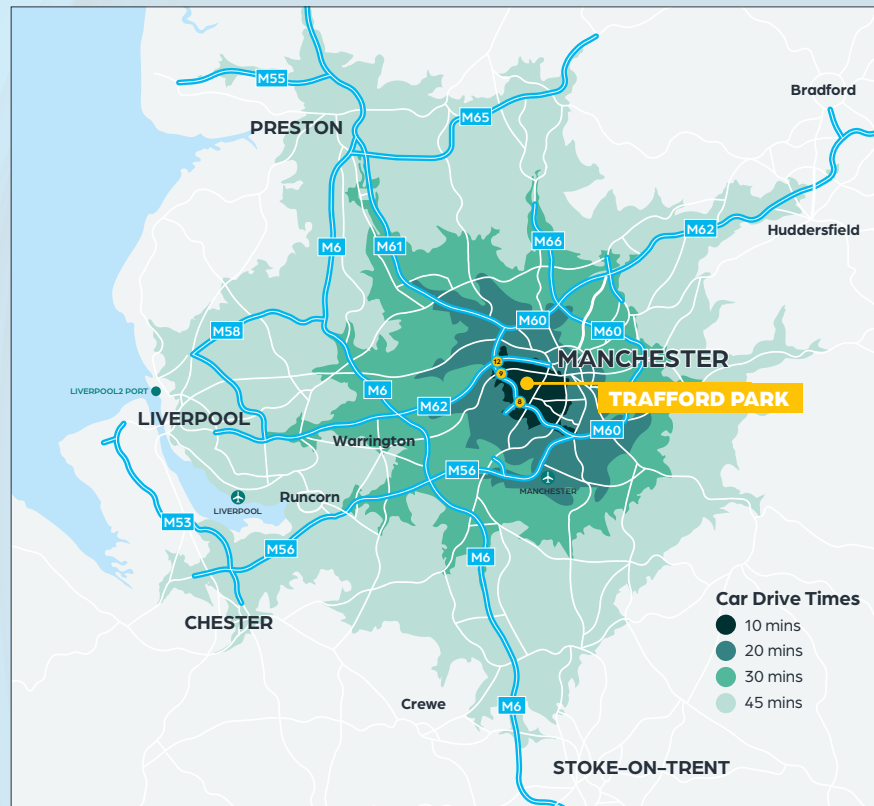
Landscaped environment

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 |



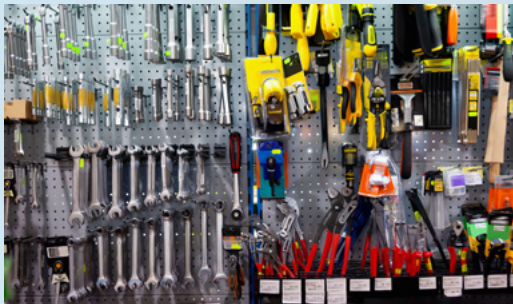
| | | |
|-------------------------|---------|-----------|
| Manchester Piccadilly | 15 mins | 5 miles |
| Manchester Victoria | 20 mins | 6 miles |
| Salford Central | 20 mins | 6 miles |
| Freight (Trafford Park) | 6 mins | 1.6 miles |



| | | |
|--------------------|---------|-----------|
| Manchester Airport | 15 mins | 8.5 miles |
|--------------------|---------|-----------|



| | | |
|-------------------|---------|----------|
| Port of Liverpool | 50 mins | 38 miles |
|-------------------|---------|----------|



UNRIVALLED DEMOGRAPHICS

Trafford Park was the first purpose built industrial park in the world and with over 9 million sq ft 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

In the Green Credentials section please reword the first sentence to read 'The scheme benefits from the latest environmentally friendly technologies to reduce the cost of occupation and all units have an EPC A rating. As a result, occupational costs to the end user will be reduced.'

The green initiatives include:



PV panels for all units



Low air permeability design



Electric vehicle charging points



15% warehouse roof lights increasing natural lighting



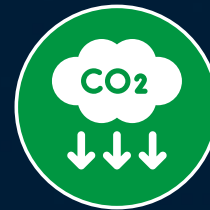
High performance insulated cladding and roof materials



Secure cycle parking



BREEAM rating 'Very Good'



Reduced CO₂ emissions



Landscaped environment



Electric vehicle charging points



Warehouse roof lights



PV panels

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 | 2019 | 2009 | 1994 | 1984 |
|--------------------------------|-------------------|---------|---------|---------|---------|
| 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.

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 the leasing agents detailed below.

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A Chancerygate and Northwood Urban Logistics Joint Venture Development

Chancerygate **NORTHWOOD**
URBAN LOGISTICS



 bridgewater-point.co.uk



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