

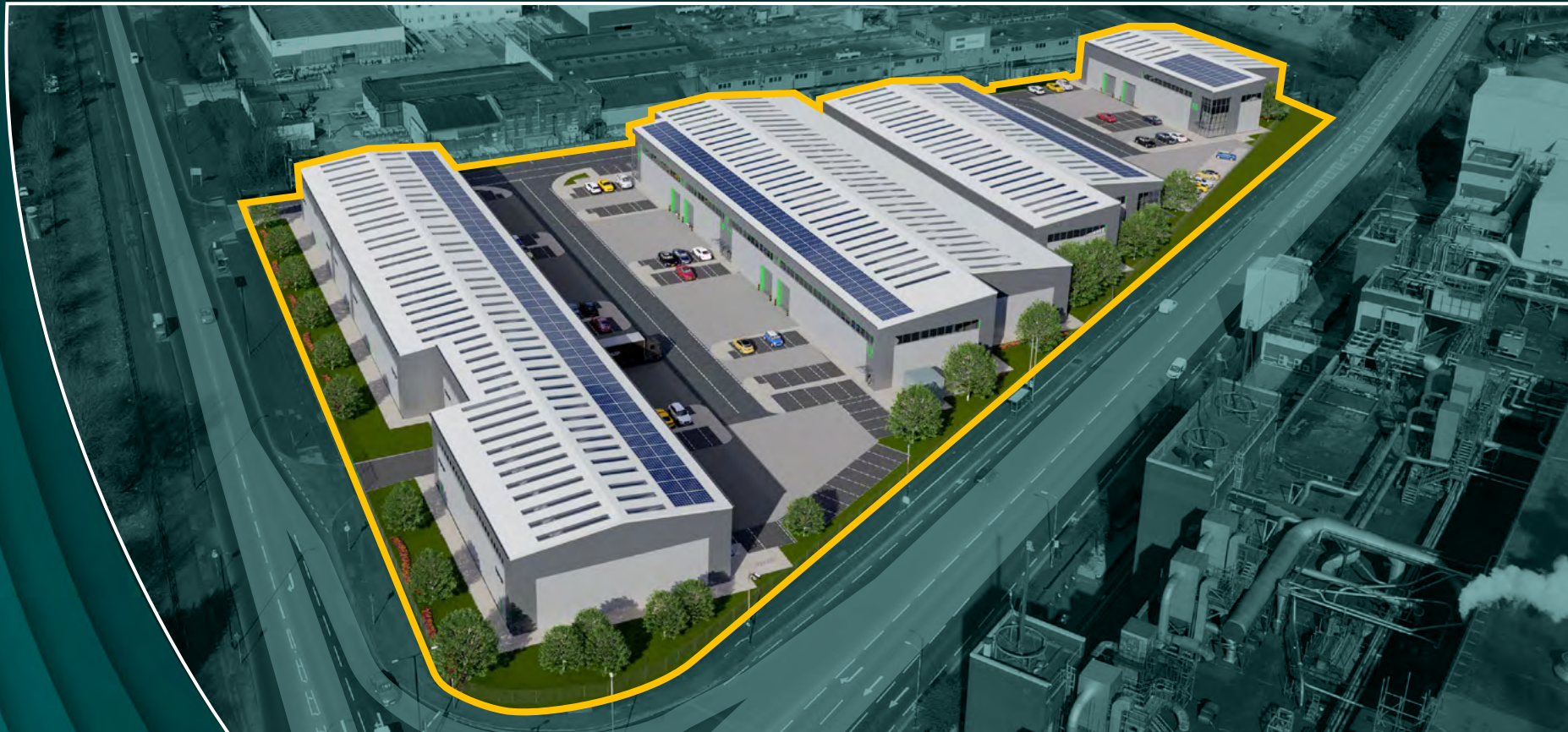
AVAILABLE FROM Q1 2024

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

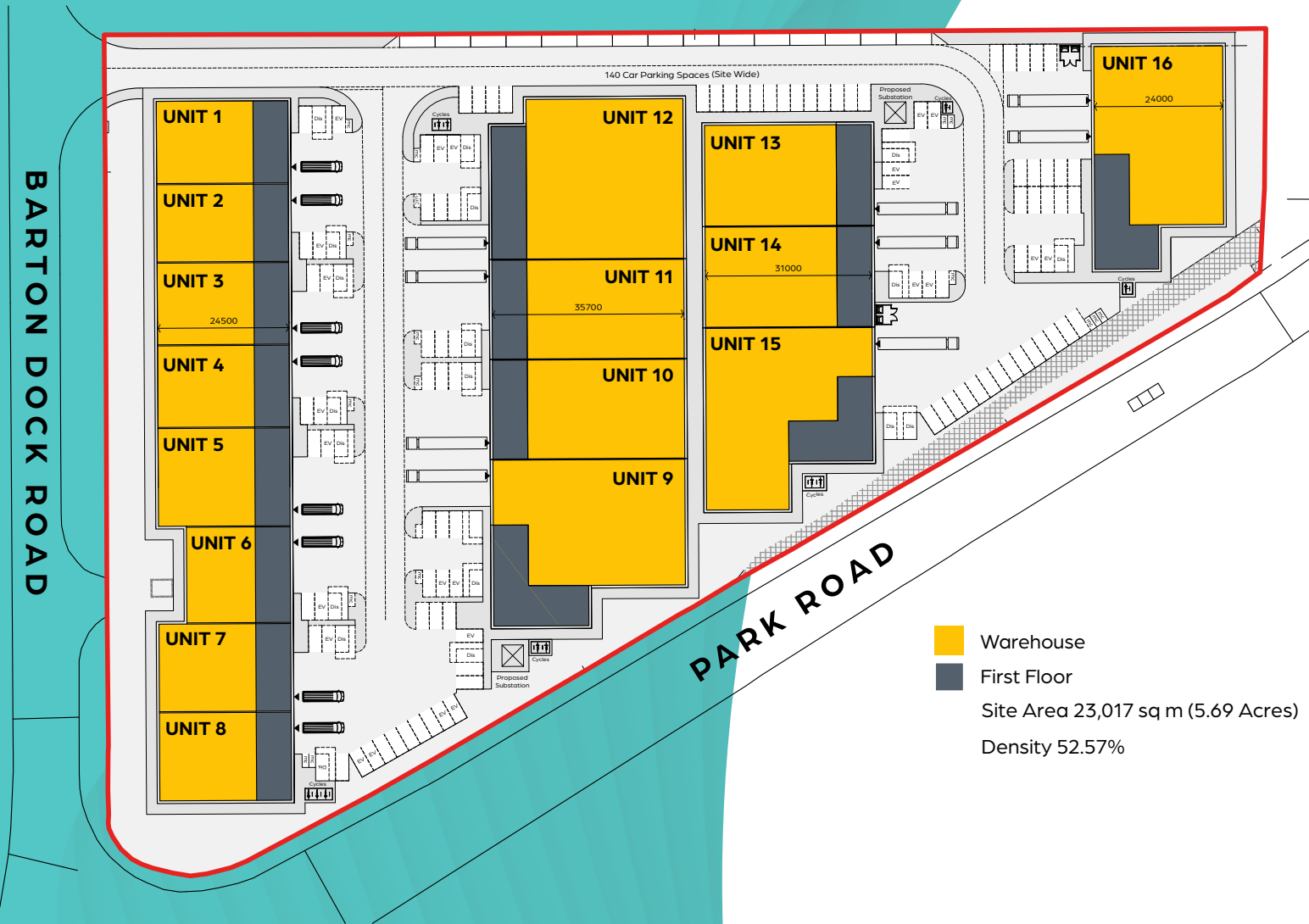


Fitted offices to selected units

BRIDGEWATERPOINT

SCHEME LAYOUT & FLOOR AREAS

BRIDGEWATERPOINT



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
9	Warehouse	963.8	10,374
	Ground Floor Office	21.8	235
	Mezzanine Office	216.5	2,330
TOTAL		1,202.1	12,939
10	Warehouse	644.6	6,938
	Ground Floor Office	20.0	215
	Mezzanine Office	121.2	1,305
TOTAL		785.8	8,458
11	Warehouse	644.3	6,935
	Ground Floor Office	20.1	216
	Mezzanine Office	121.2	1,305
TOTAL		785.6	8,456
12	Warehouse	1,022.5	11,006
	Ground Floor Office	21.7	234
	Mezzanine Office	163.7	1,762
TOTAL		1,207.9	13,002
13	Warehouse	553.0	5,952
	Ground Floor Office	37.1	399
	Mezzanine Office	117.8	1,263
TOTAL		707.9	7,619
14	Warehouse	564.8	6,079
	Ground Floor Office	19.4	209
	Mezzanine Office	121.2	1,305
TOTAL		705.4	7,593
15	Warehouse	903.2	9,722
	Ground Floor Office	21.9	236
	Mezzanine Office	176.2	1,897
TOTAL		1,101.3	11,855
16	Warehouse	882.9	9,503
	Ground Floor Office	30.3	326
	Mezzanine Office	181.6	1,955
TOTAL		1,094.8	11,784
OVERALL TOTAL		11,545.6	124,275

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



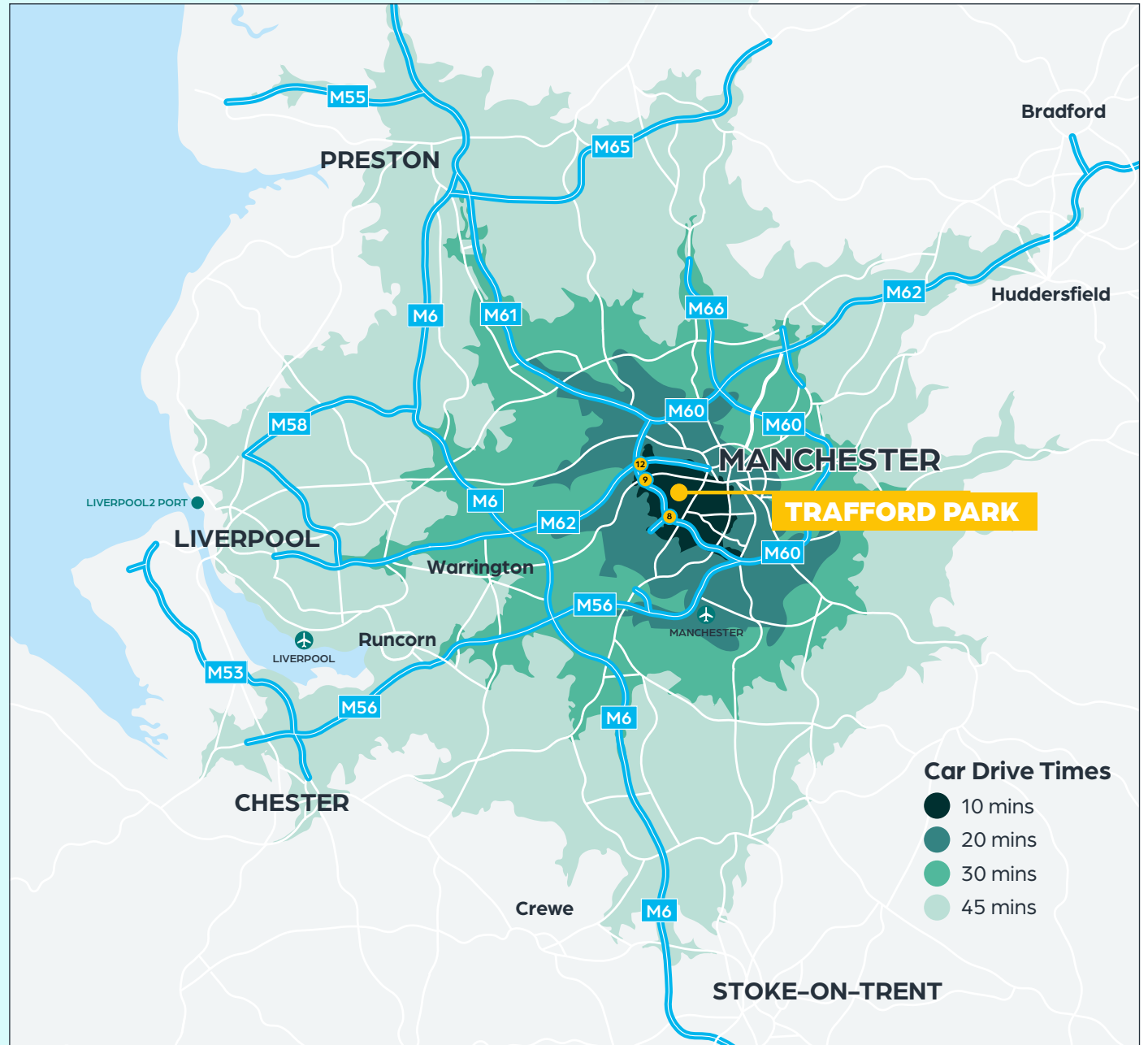
Manchester Piccadilly	15 mins	5 miles
Manchester Victoria	20 mins	6 miles
Salford Central	20 mins	6 miles
Freight (Trafford Park)	6 mins	1.6 miles



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

VILLAGE WAY

Metrolink

VILLAGE

BARTON DOCK RD

CRAGHOPPERS

KUEHNE & NAGEL

WESTINGHOUSE RD

MISSGUIDED

MOSLEY RD

AMAZON

M60

SOREEN

COBRA COURT

DHL

ADIDAS REEBOK

L'OREAL

9

PARKWAY

BARTON DOCK RD

MOSLEY RD

BRIDGEWATERPOINT

XPO LOGISTICS

KUEHNE & NAGEL

KAMMAC ARLA

KELLOGG'S

KELLOGG'S

HARBOUR INTERNATIONAL FREIGHT

M60

PARK RD

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.



Previous Chancerygate scheme

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:



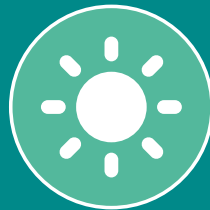
PV panels for all units



Low air permeability design



Electric vehicle charging points



15% warehouse roof lights increasing natural lighting



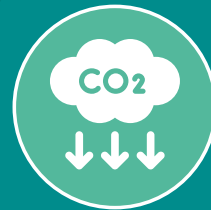
High performance insulated cladding and roof materials



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

Chancerygate  **NORTHWOOD**
URBAN LOGISTICS 



 bridgewater-point.co.uk



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