

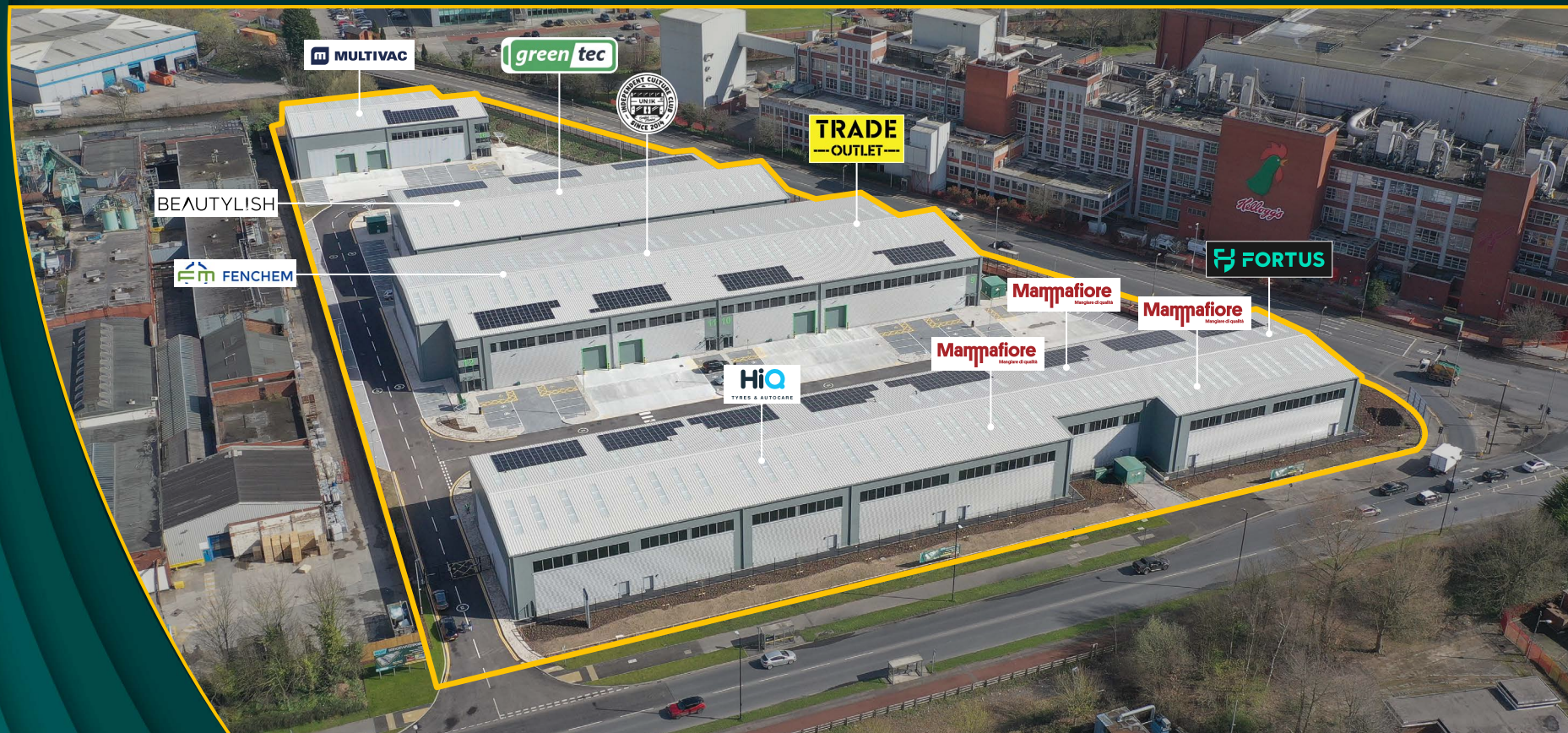
AVAILABLE NOW

BRIDGEWATERPOINT

103 Barton Dock Road, Trafford Park, M32 0QP

TO LET

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



WORLD CLASS LOCATION



BEST IN CLASS, HIGH SPECIFICATION UNITS READY FOR BUSINESS



Bridgewater Point is a new trade counter, and urban logistics scheme.

The units are best in class and incorporate 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



Secure, Fully Enclosed Estate



37.5kN/m2 Floor Loading



8.5m Clear Internal Height



Fully Fitted First Floor Offices



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



Fibre Connectivity

MARKET-LEADING GREEN CREDENTIALS

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:



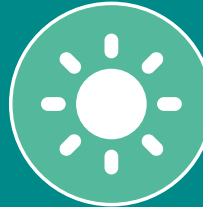
PV Panels with No Additional Costs



Low Air Permeability Design



Electric Vehicle Charging Points



Excellent levels of Natural light



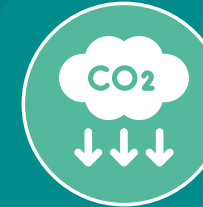
High Performance Insulated Cladding and Roof Materials



Secure Cycle Parking



BREEAM Rating 'Very Good'



Reduced CO₂ Emissions



Landscaped Environment



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.

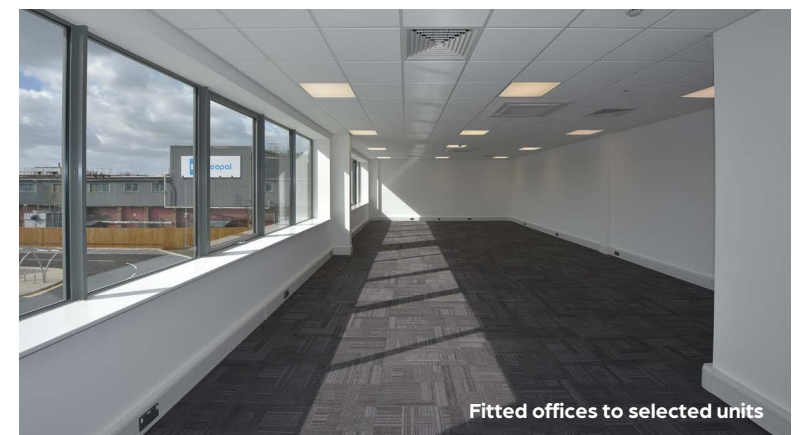
	Bridgewater Point	2019	2009	1994	1984
Electricity cost comparison (per annum)	£1,268	£10,299	£14,443	£36,473	£70,528
Electricity cost comparison (per sq. ft.)	£0.14	£1.17	£1.65	£4.16	£8.04

Please contact our agents for the full report.

BRIDGEWATERPOINT



Shell mezzanine



Fitted offices to selected units

BRIDGEWATERPOINT

SCHEME LAYOUT & FLOOR AREAS

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
10	Warehouse	684.9	7,373
	First Floor Office	130.0	1,399
TOTAL		814.9	8,772
15	Warehouse	966.7	10,450
	First Floor Office	188.8	2,032
TOTAL		1,155.5	12,437

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 and 15 minutes drive (4 miles) from Manchester City Centre**.

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**.



DRIVE TIMES



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 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

UNRIVALLED ACCESS



Population 2025/6

1
miles

23,732

3
miles

262,101

5
miles

724,511

10
miles

2,066,195



Working Age Population 2025/6

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

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.

A Chancerygate and Northwood Urban Logistics Joint Venture Development

Chancerygate **NORTHWOOD**
URBAN LOGISTICS



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