

AVAILABLE NOW

BRIDGEWATERPOINT

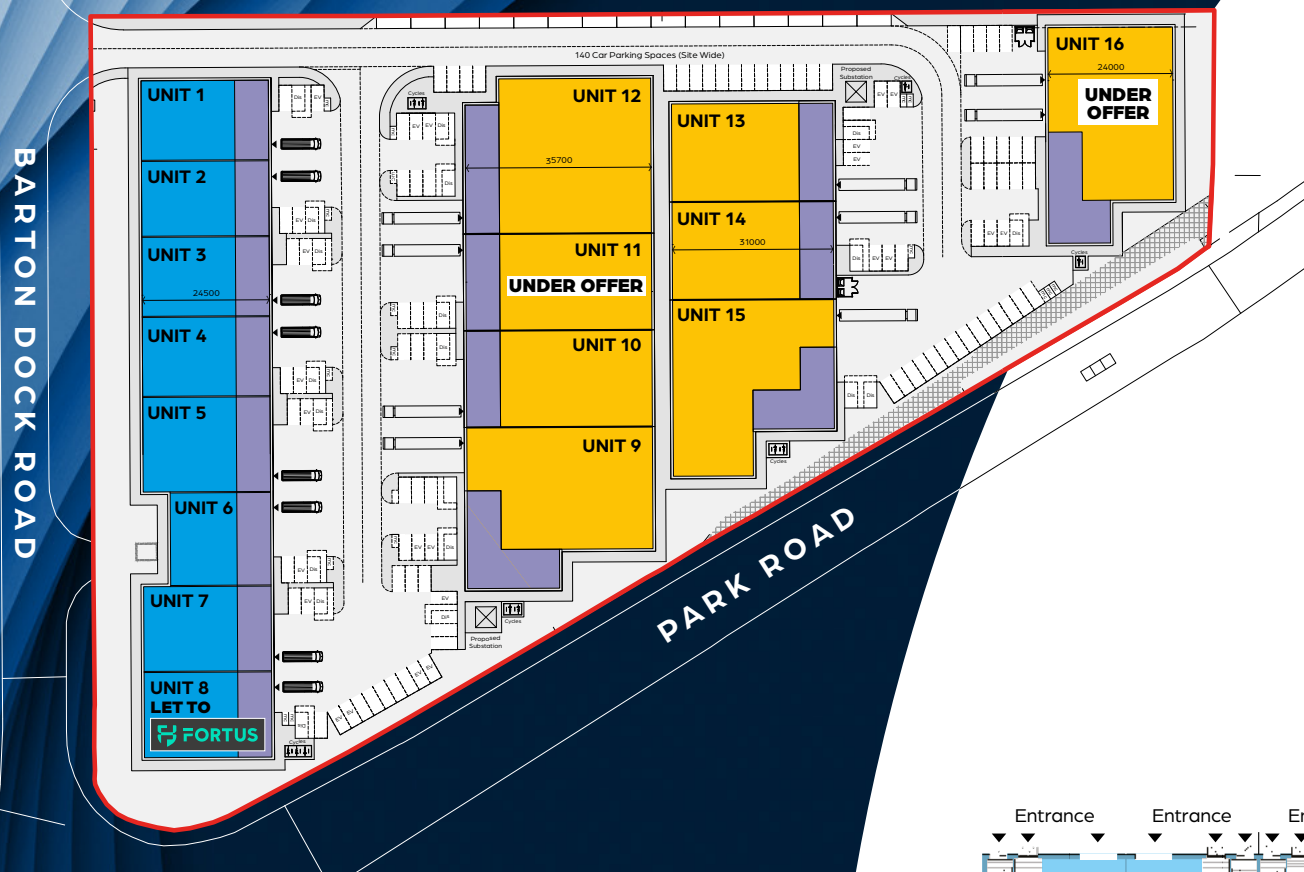
103 Barton Dock Road, Trafford Park, Manchester M32 0QP

TO LET **PROMINENT NEW TRADE UNITS**
5,114 – 6,458 SQ FT (475 – 600 SQ M)



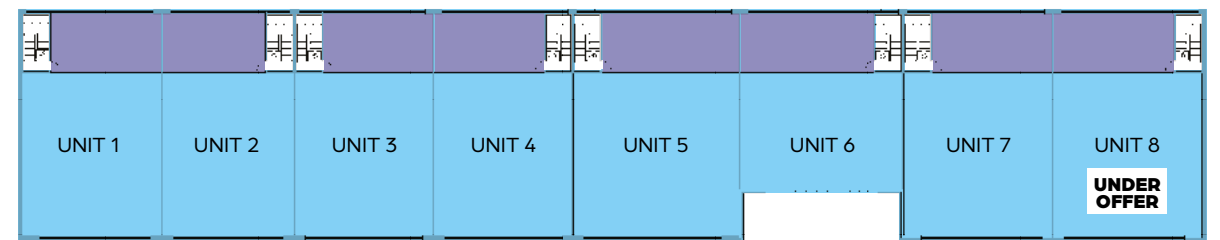
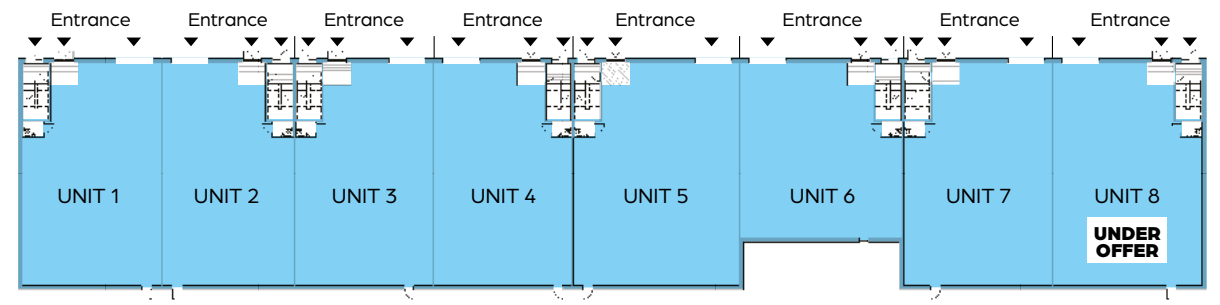
SCHEME LAYOUT & FLOOR AREAS

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
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
8	Warehouse	435.9	4,692
	First Floor Office	119.3	1,284
TOTAL		555.2	5,976
OVERALL TOTAL		12,147.3	130,756

- Trade Counter
- Warehouse
- First Floor





BRIDGEWATERPOINT

HIGH SPECIFICATION UNITS READY FOR BUSINESS



Bridgewater Point is a new trade counter, warehouse, industrial scheme comprising 16 units ranging in size from 5,114 sq ft to 13,524 sq ft.

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 only 4 miles away
- The Trafford Centre in only 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



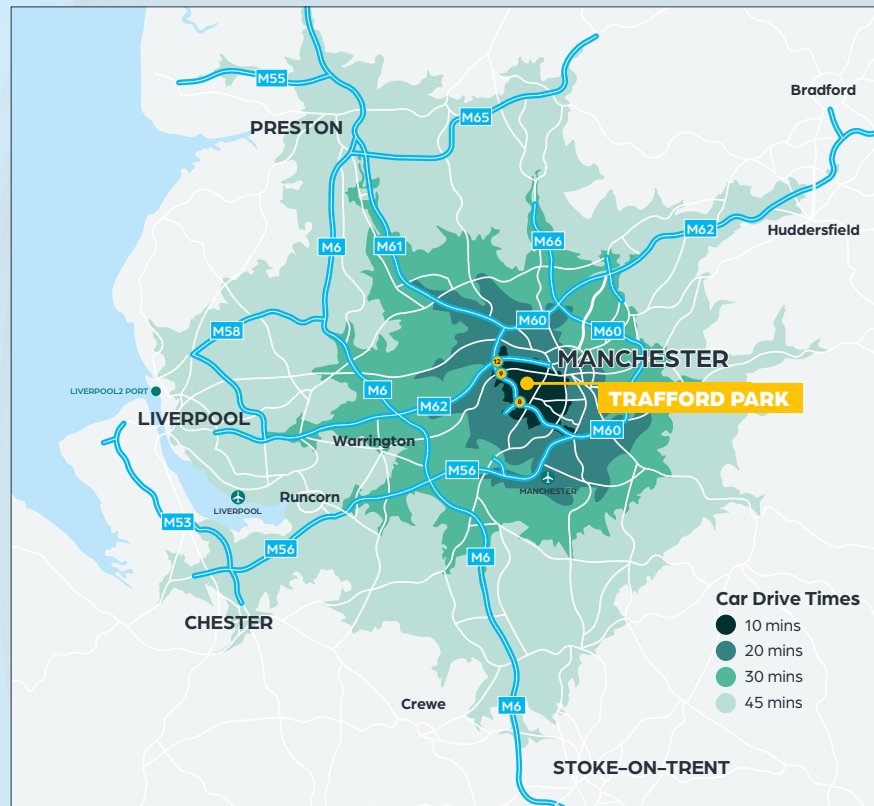
Landscaped environment

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



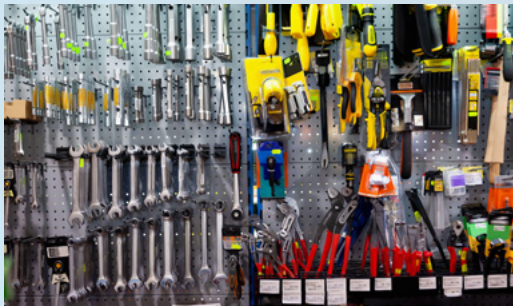
Manchester Piccadilly	15 mins	5 miles
Manchester Victoria	20 mins	6 miles
Salford Central	20 mins	6 miles
Freight (Trafford Park)	6 mins	1.6 miles



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

1 miles	3 miles	5 miles	10 miles
23,732	262,101	724,511	2,066,195



Working Age Population 2021

1 miles	3 miles	5 miles	10 miles
15,382	178,941	510,847	1,356,067



Annual Expenditure

1 miles	3 miles	5 miles	10 miles
£5 million	£55 million	£146 million	£417 million

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



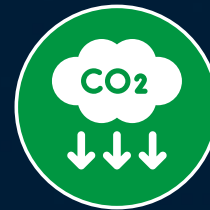
High performance insulated cladding and roof materials



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.

Richard Johnson

Director
M: +44 7980 837328
E: richard.johnson@eu.jll.com

Rick Davies

Director
M: +44 7831 658804
E: rick@daviesharrison.com

Andrew Lynn

M: +44 7795 107 469
E: andrew.lynn@dtre.com

Joe Bostock

Associate
M: +44 7933 516465
E: joe.bostock@jll.com

John Harrison

Director
M: +44 7767 648094
E: john@daviesharrison.com

Jack Weatherilt

M: +44 7920 468 487
E: jack.weatherilt@dtre.com

A Chancerygate and Northwood Urban Logistics Joint Venture Development



 bridgewater-point.co.uk



The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. April 2024. Designed and produced by Creativeworld. T: 01282 858200.