

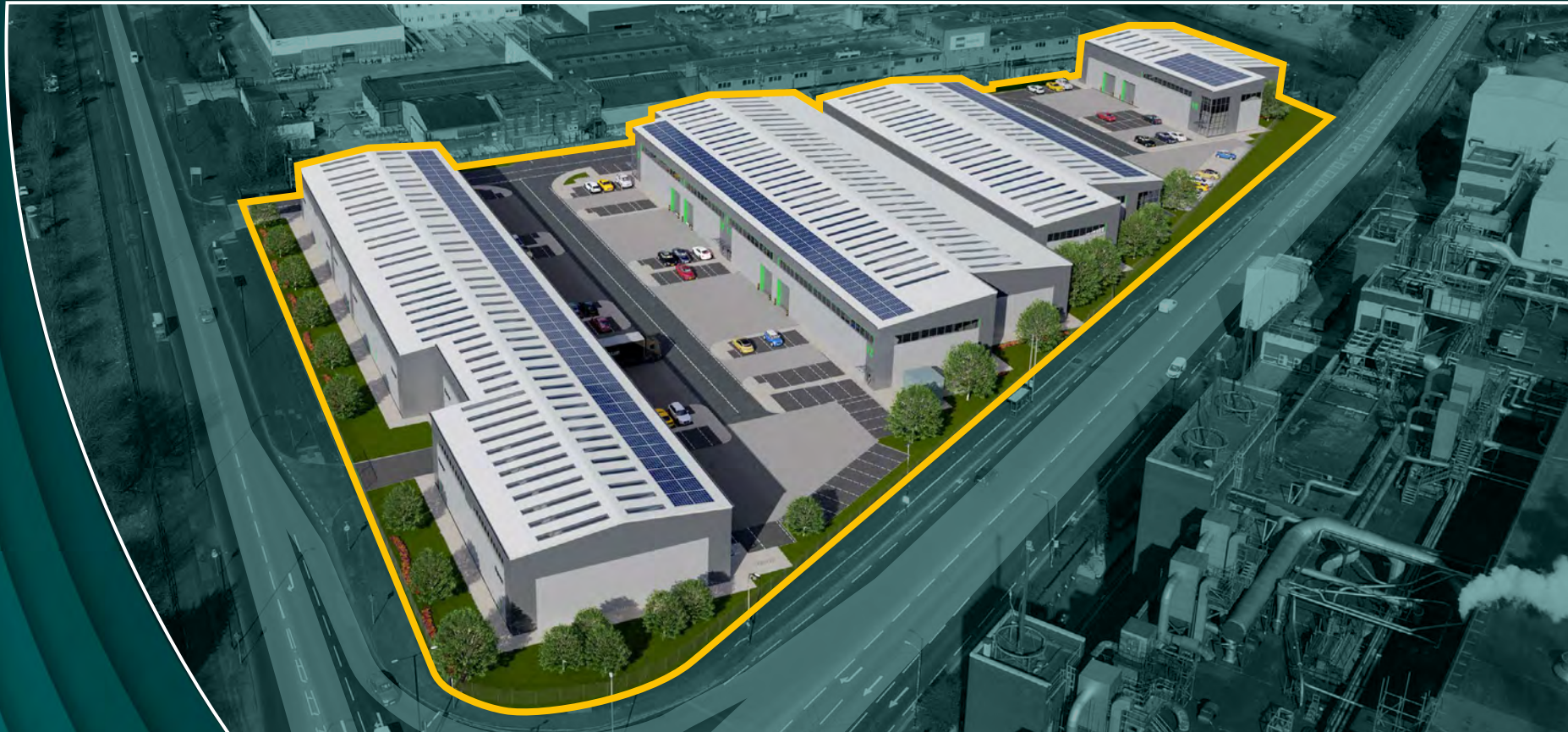
AVAILABLE FROM Q1 2024

# 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



Warehouse  
 First Floor

UNIT	TOTAL (SQ FT)
1	5,561
2	5,107
3	5,387
4	5,387
5	6,458
6	5,289
7	5,794
8	5,947

UNIT	TOTAL (SQ FT)
9	13,449
10	8,748
11	8,748
12	13,524
13*	8,056
14	7,907
15	12,344
16*	12,553

The floor areas above are based on Gross External Areas (GEA)

\*Fully fitted offices at first floor.

# 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



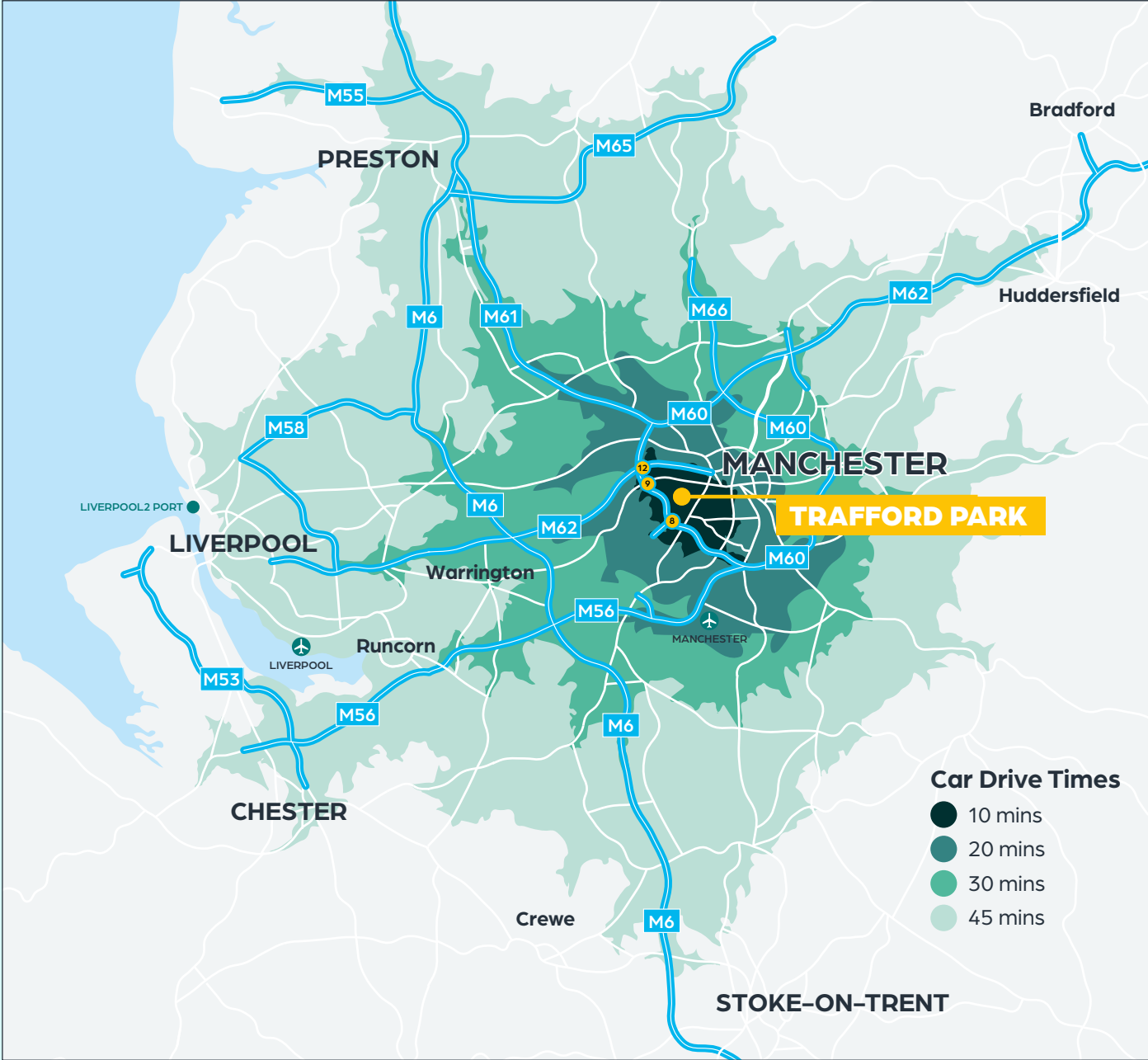
Manchester Piccadilly	15 mins	5 miles
Manchester Victoria	20 mins	6 miles
Salford Central	20 mins	6 miles
Freight (Trafford Park)	6 mins	1.6 miles



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



# 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.



## 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:



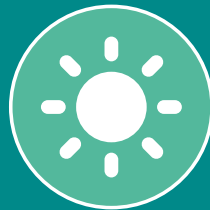
PV panels for all units



Low air permeability design



Electric vehicle charging points



15% warehouse roof lights increasing natural lighting



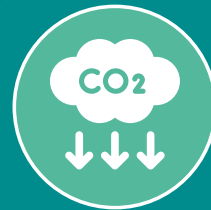
High performance insulated cladding and roof materials



Secure cycle parking



Targeting BREEAM rating 'Very Good'



Reduced CO<sub>2</sub> emissions



Landscaped environment



Electric vehicle charging points



Warehouse roof lights



PV panels

# BRIDGEWATERPOINT



Computer Generated Image

## 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.

### Richard Johnson

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A Chancerygate and Northwood Urban Logistics Joint Venture Development

Chancerygate 

NORTHWOOD  
URBAN LOGISTICS 

 [bridgewater-point.co.uk](http://bridgewater-point.co.uk)



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