

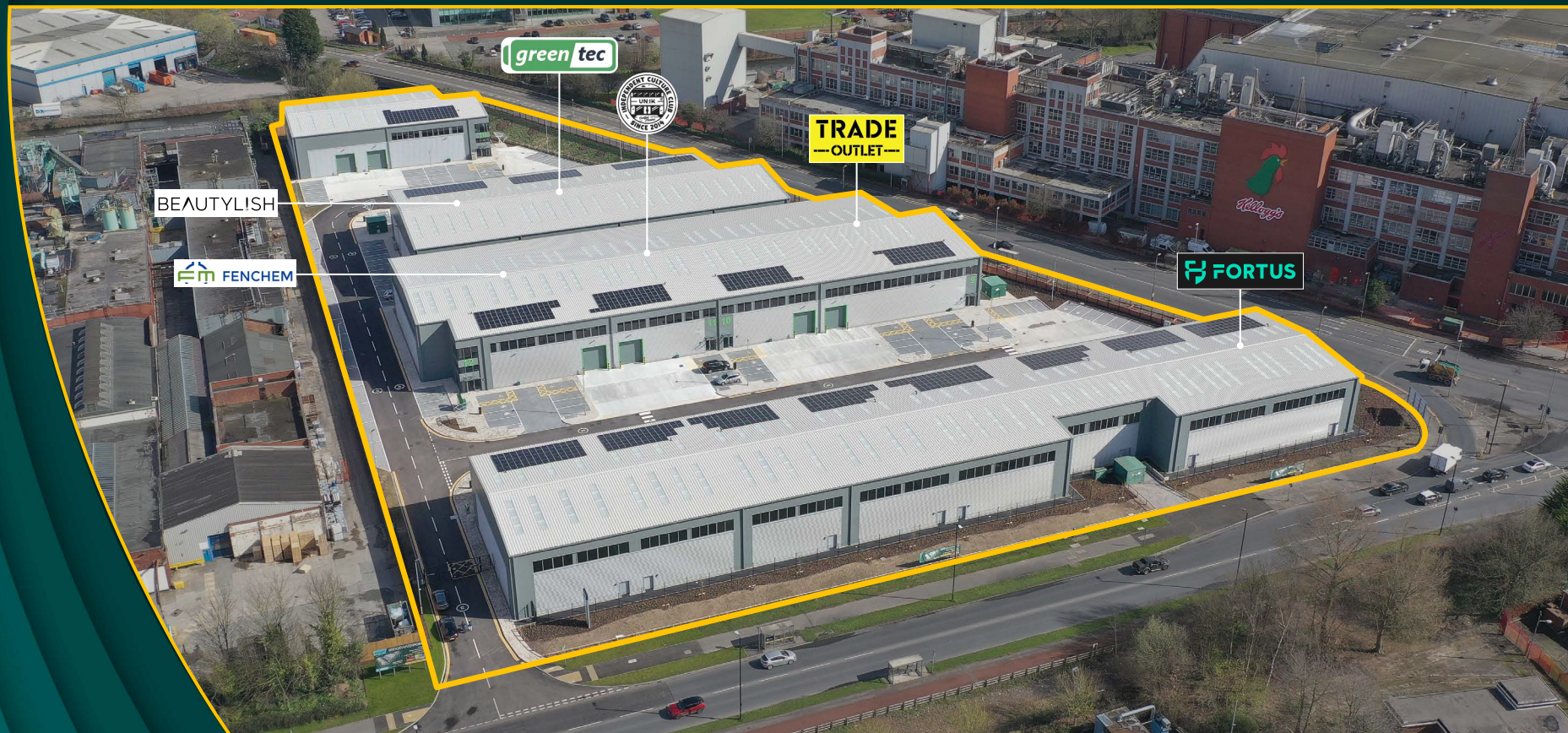
AVAILABLE NOW

# BRIDGEWATERPOINT

103 Barton Dock Road, Trafford Park, M32 0QP

**TO LET**

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



# 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



Fully enclosed estate  
self contained site



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



Electric loading  
doors



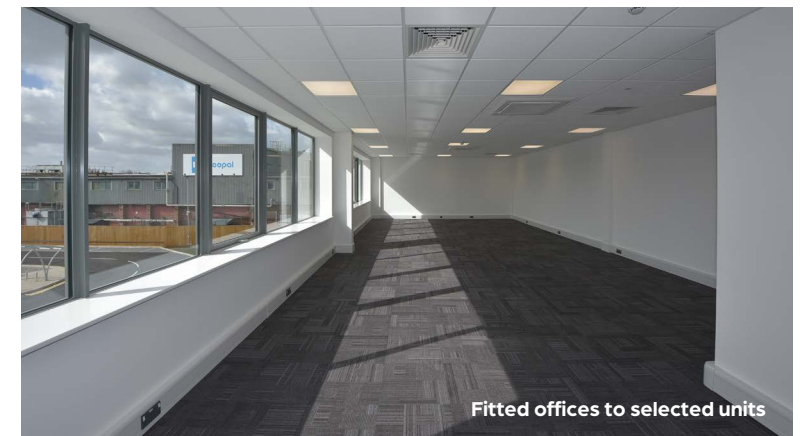
Electric car charging  
points



PV Installed  
to all units



Landscaped  
environment



BRIDGEWATERPOINT

# SCHEME LAYOUT & FLOOR AREAS

## BRIDGEWATERPOINT



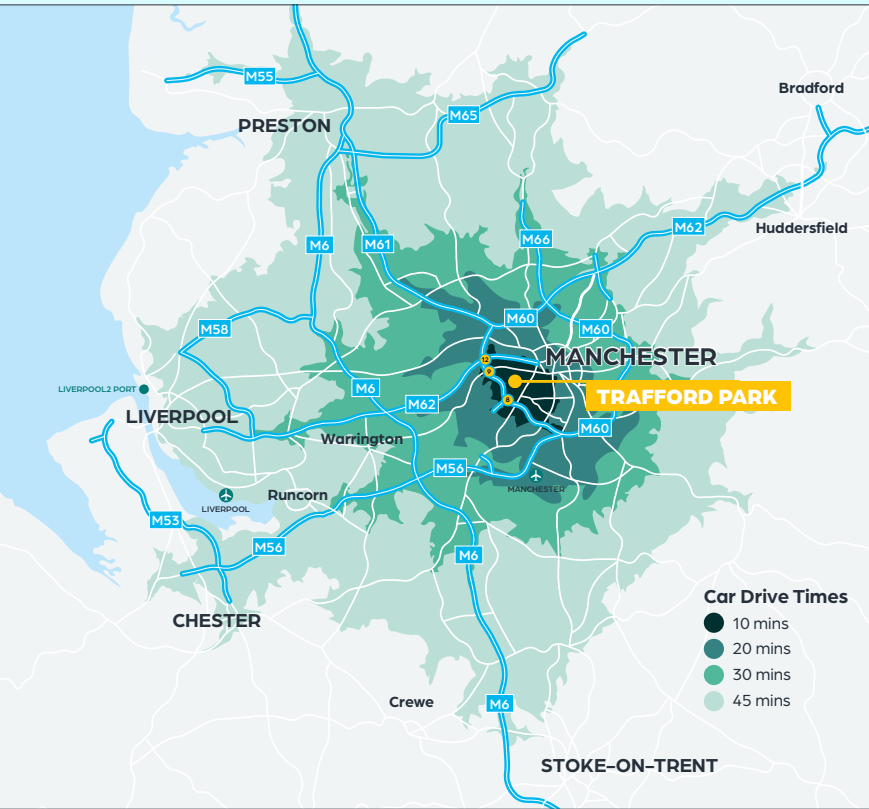
| UNIT              |                    | GEA (sq m) | GEA (sq ft) |
|-------------------|--------------------|------------|-------------|
| 1                 | Warehouse          | 408.2      | 4,390       |
|                   | Mezzanine          | 111.7      | 1,202       |
| TOTAL             |                    | 519.5      | 5,592       |
| 2                 | Warehouse          | 373.4      | 4,020       |
|                   | Mezzanine          | 101.6      | 1,094       |
| TOTAL             |                    | 475.0      | 5,114       |
| 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       |
| 10                | Warehouse          | 684.9      | 7,373       |
|                   | First Floor Office | 130.0      | 1,399       |
| TOTAL             |                    | 814.9      | 8,772       |
| 15<br>UNDER OFFER | 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.

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

23,732

3  
miles

262,101

5  
miles

724,511

10  
miles

2,066,195



Working Age Population 2021

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

# 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:



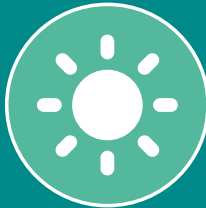
PV panels for all units



Low air permeability design



Electric vehicle charging points



15% warehouse roof lights increasing natural lighting



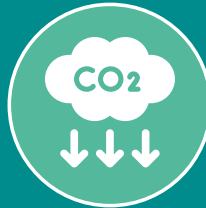
High performance insulated cladding and roof materials



Secure cycle parking



Targeting BREEAM rating 'Very Good'



Reduced CO<sub>2</sub> emissions



Landscaped environment



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 837 328  
E: richard.johnson@eu.jll.com

### John Harrison

Director  
M: +44 7767 648 094  
E: john@daviesharrison.com

### Jack Weatherilt

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

### Joe Bostock

Associate  
M: +44 7933 516 465  
E: joe.bostock@jll.com

### Patrick Halliwell

Assistant Surveyor  
M: +44 7505 890 420  
E: patrick@daviesharrison.com

### Matt Styles

M: +44 7701 275 588  
E: matt.styles@dtre.com

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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