

BRIDGEWATER ONE

PRINCIPAL BUSINESS PARK



TO BE
REFURBISHED



EXCELLENT
MOTORWAY
CONNECTIVITY



CLOSE TO
TRAFFORD CENTRE



EASY ACCESS
MANCHESTER
CITY CENTRE

JUNCTION 10 M60

TAYLOR ROAD,
TRAFFORD PARK
MANCHESTER, M41 7SW

TO LET | 58,220 SQ FT

PROMINENT INDUSTRIAL / WAREHOUSE FACILITY
ON A LARGE SELF-CONTAINED SITE

TO LET | 58,220 SQ FT

SUPERB ACCESS M60/ M62/ M61 / M602 & ONWARDS
TO THE NATIONAL MOTORWAY NETWORK

< M56 &
MANCHESTER AIRPORT

TRAFFORD PALAZZO

J9 M60

TRAFORD CENTRE

J10 M60

TRAFFORD WATERS

THE SNOW CENTRE

M62/ M61 >



ASDA

COSTCO
WHOLESALE

TAYLOR ROAD

ASHBURTON RD WEST (B5214)

BRIDGEWATER ONE

B&Q

BRIDGEWATER
CANAL

ROUTE TO J9 M60

ROUTE TO J10 M60

STRATEGIC LOCATION

The property is situated in an excellent location close to the Trafford Centre and M60 Junctions 9 & 10 Trafford Park (the North West's prime industrial location) and within easy reach of the M62/ M61 / M601 and Manchester City Centre.

The property occupies a prominent position on the corner of Taylor Road and Ashburton Road West one minute from the Trafford Centre and under half a mile from Junction 10 of the M60 motorway.

The M60 links directly to the M62 / M61, M56 and M602.

Liverpool is located approximately 32 miles west and Leeds is around 45 miles north east.

Manchester Airport is located approximately 10 miles to the south.



Immediate Motorway Access at J10 of the M60 leading to M62/ M602

M60 (J9 & 10)	1 mile	3 mins
M602	2 miles	8 mins
M61	2.5 miles	5 mins
M62	5 miles	8 mins
M56	6.5 miles	10 mins
M6	11 miles	15 mins



SAT NAV M417SW

DRIVE TIMES

Manchester	5 miles	15 mins
Bolton	10 miles	16 mins
Warrington	13 miles	20 mins
Liverpool	30 miles	48 mins
Leeds	45 miles	85 mins
Birmingham	85 miles	1hr 50 mins
London	195 miles	3hrs 20 mins



AIRPORTS

Manchester: 10 miles
Liverpool John Lennon: 28 miles



PORT

Port of Liverpool: 32 miles



TRAFFORD PARK

Trafford Park: the North West's Prime Industrial & Logistics Location

Within a 60 minute drive time:



TOTAL POPULATION OF 7.6 MILLION PEOPLE



3.78 MILLION PEOPLE ECONOMICALLY ACTIVE

AVERAGE WAGES 27% LOWER THAN LONDON



4 UNIVERSITIES WITHIN THE LOCAL CATCHMENT AREA



UNEMPLOYMENT RATE 2.7% (GB 2.4%)



YOU'RE IN GOOD COMPANY

Sainsbury's

L'ORÉAL

TESLA

GXO

amazon

adidas

Kellogg's



FANTASTIC TRANSPORT CONNECTIONS



120K BUSINESSES LOCATED WITHIN 30 MIN DRIVE TIME



HOME TO THE LARGEST INLAND FREIGHT TERMINAL IN THE NORTH WEST

9 MILLION SQ M OF BUSINESS SPACE



DESCRIPTION

The building comprises a detached industrial / warehouse facility on a large self-contained site with extensive yards, car parking and integrated office accommodation.

The unit will undergo a full refurbishment and benefits from;



New certification and servicing throughout



Full ground and first floor office decoration



3 x level access loading doors
(ability to increase loading provision as part of refurbishment)



6.5m clear internal height to underside of steel



Secure & self-contained site



Office accommodation (arranged over ground & first floor)



74 marked car parking spaces



Yard depth 55m approx





ACCOMMODATION

ACCOMMODATION	SQ M	SQ FT
Ground warehouse	3,873.9	41,700
Ground offices	749.7	8,070
First offices	785.0	8,450
TOTAL (approx)	5,408.6	58,220

Amount of office space can be reduced or increased as part of refurbishment.



FURTHER INFORMATION

TERMS

The unit is available by way of new Full Repairing and Insuring lease on terms to be agreed.

RENT

On application.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates.

CONTACT

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LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is available upon request.



BOX4
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