



Unit 3 Bridgewater Park, Principal Business Park, Robson Avenue, Trafford Park, Manchester, M41 7TE

Modern detached warehouse unit totalling 24,288 sq ft with secure yard and parking to front and rear. Available September 2026.

Summary

Tenure	To Let
Available Size	24,388 sq ft / 2,265.72 sq m
EPC Rating	Upon enquiry

Key Points

- 2 dock level loading doors
- 6.5 metre eaves
- LED warehouse lighting
- Less than 0.25 miles from M60 Junction 10
- 1 level access loading door
- Fully fenced and gated yard and car parking areas
- High quality offices
- Adjacent to Trafford Centre and major occupiers such as B&Q, Costco Wholesale & Asda

Description

Modern detached warehouse unit totalling 24,288 sq ft with secure yard and parking to front and rear.

Prime Trafford Park location less than a quarter of a mile from Junction 10 of the M60 and adjacent from The Trafford Centre and B&Q.

Location

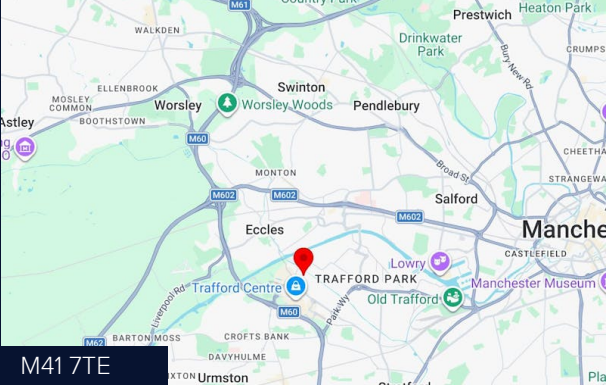
Trafford Park is one of the UK's largest industrial estates extending to some two thousand acres housing 1,300 companies. With its rich history and excellent transport links, Trafford Park offers a unique blend of industrial heritage and modern amenities, making it an ideal location for business.

Bridgewater 3 is exceptionally well located at Robson Avenue off Taylor Road at the junction of Ashburton Road West on the north west side of the park, less than a quarter of a mile from Junction 10 of the M60 and adjacent from The Trafford Centre and next door to other amenities such as B&Q, Costco Wholesale & Asda. Principal Business Park has excellent public transport routes including the Metrolink tram at the Trafford Park link, as well as the city centre express bus X50 running up to every 20 minutes from Manchester Piccadilly, operating year round.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 3	24,388	2,265.72	Coming Soon
Total	24,388	2,265.72	



Viewing & Further Information

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